



**SEAGOVILLE, TEXAS
CITY COUNCIL MEETING AGENDA
MONDAY, FEBRUARY 27, 2023**

**City Council Chambers, City Hall
702 N. Hwy 175
Seagoville, Texas 75159**

WORK SESSION – 6:30 P.M.

Call to Order

- A. Receive a presentation concerning the Solid Waste Application and Franchise Agreement**
- B. Receive a presentation concerning Short-Term Rentals**
- C. Discuss regular session agenda items**

Adjourn

REGULAR SESSION - 7:00 P.M.

ROUTINE ANNOUNCEMENTS, RECOGNITIONS, and PROCLAMATIONS

Call to Order

Invocation

Pledge of Allegiance

Mayor's Report

Citizens Public Comment Period- *This portion of the meeting is to allow each speaker up to six (6) minutes to address the council on items not posted on the current agenda. Council may not discuss these items but may respond with factual data or policy information, or place the item on a future agenda. Citizens wishing to speak on posted agenda items will be called upon at that time. Anyone wishing to speak shall submit a Speaker Request Form to the City Secretary.*

EXECUTIVE SESSION –

1. Recess Into Executive Session

Council will recess into executive session pursuant to Texas Government Code:

A. § 551.071. Consultation with City Attorney: receive legal advice related to the Santorini Development

B. § 551.071. Consultation with City Attorney: regarding pending litigation, to wit: Gensler Investment Corp. and TCCI Land Development, Inc. vs. William Camp, et al, Cause No. CC-22-01448-D in the County Court at Law No. 4 of Dallas County, Texas

2. Reconvene Into Regular Session

Council will reconvene into open session, and take action, if any, on matters discussed in Executive Session.

A. § 551.071. Consultation with City Attorney: receive legal advice related to the Santorini Development

B. § 551.071. Consultation with City Attorney: regarding pending litigation, to wit: Gensler Investment Corp. and TCCI Land Development, Inc. vs. William Camp, et al, Cause No. CC-22-01448-D in the County Court at Law No. 4 of Dallas County, Texas

CONSENT AGENDA- The Consent Agenda contains items which are routine in nature and will be acted upon in one motion.

3. Consider approving City Council Meeting minutes for February 6, 2023 (City Secretary)

4. Discuss and consider approving a Resolution of the City of Seagoville, Texas, authorizing continued participation with the Steering Committee of Cities served by ONCOR; and authorizing the payment of Ten Cents (\$0.10) per capita to the Steering Committee to fund regulatory and legal proceedings and activities related to Oncor Electric Delivery Company, LLC (Director of Administrative Services)

5. Discuss and consider approving a Resolution of the City of Seagoville, Texas, authorizing the City Manager to execute Amendment No. 1 to the Dallas County Community Development Block Grant (“CDBG”) Project Implementation Agreement Seagoville Street Reconstruction Project as set forth in Exhibit “A”; and providing an effective date (Public Works Director)

REGULAR AGENDA-

- 6. Receive a presentation of City of Seagoville's 1st Quarter Financial Report for Fiscal Year 2023 (Finance Director)**
- 7. Discuss and consider approving a Resolution of the City of Seagoville, Texas, declaring certain city property surplus and authorizing the City Manager to sell, trade and/or dispose of it in accordance with the process established in the Code of Ordinances; providing for the repeal of any and all Resolutions in conflict; providing for a severability clause; and providing an effective date (Purchasing Agent)**
- 8. Discuss and consider appointing an elected public official to serve on the Board of Directors for STAR Transit Place 7 (City Secretary)**
- 9. Conduct a public hearing and discuss a zoning change from the R-5 Single-Family Dwelling District (R-5) to the Local Retail (LR) Zoning District on approximately 4.797 ± acres described as being situated within part of the Herman Heider Survey Abstract No. 541, Dallas County, Texas, commonly known as 2410 North US Highway 175, Seagoville, Dallas County, Texas (Community Development)**
- 10. Discuss and consider approving an Ordinance of the City of Seagoville, Texas, amending the Comprehensive Zoning Ordinance and map of the City of Seagoville, as amended, by granting a change in zoning from R-5 (R-5 Single Family Dwelling) to LR (Local Retail), on approximately 4.797± acres located in the Herman Heider Survey Abstract 541, Tracts 1 and 2, described and depicted in Exhibit "A", attached hereto, and commonly known as 2410 North U.S. Highway 175, Seagoville, Dallas County, Texas; providing for a repealing clause; providing for a savings clause; providing for a severability clause; providing for a penalty of fine not to exceed Two Thousand Dollars (\$2,000.00) for each offense; and providing for an effective date (Community Development)**
- 11. Conduct a public hearing and discuss a zoning change from the R-5 Single-Family Dwelling District (R-5) to Apartment (A) District on approximately .45 ± acres described as being a tract of land situated within the Herman Heider Survey Abstract No. 541, commonly known as 1815 Seagoville Road, Seagoville, Dallas County, Texas (Community Development)**
- 12. Discuss and consider approving an Ordinance of the City of Seagoville, Texas, amending the Comprehensive Zoning Ordinance and map of the City of Seagoville, as amended, by granting a change in zoning from R-5 (Residential-5) to A (Apartment), on approximately 0.45± acre located in the Herman Heider Survey Abstract 541, Tract 6, described and depicted in Exhibit "A", attached hereto, and commonly known as 1815 Seagoville Road, Seagoville, Dallas County, Texas; providing for a repealing clause; providing for a savings clause; providing for a severability clause; providing for a penalty of fine not to exceed Two Thousand Dollars (\$2,000.00) for each offense; and providing for an effective date (Community Development)**

13. Conduct a public hearing and discuss a zoning change from the Office District (O) to the Commercial (C) District on approximately 2.146 ± acres described as being a tract of land situated within Lot No. 3 of the Oliver Hall Subdivision, commonly known as 1102 North U.S. Highway 175 Seagoville Road, Seagoville, Dallas County, Texas (Community Development)

14. Discuss and consider approving an Ordinance of the City of Seagoville, Texas, amending the Comprehensive Zoning Ordinance and map of the City of Seagoville, as amended, by granting a change in zoning from the O (Office) to C (Commercial), on approximately 2.146± acres located in the Oliver Hall Subdivision, Lot 3, described and depicted in Exhibit “A”, attached hereto, and commonly known as 1102 North U.S. Highway 175, Seagoville, Dallas County, Texas; providing for a repealing clause; providing for a savings clause; providing for a severability clause; providing for a penalty of fine not to exceed Two Thousand Dollars (\$2,000.00) for each offense; and providing for an effective date (Community Development)

15. Conduct a public hearing and discuss a zoning change from Agricultural (AG) and Planned Development (PD) to Planned Development- R5 Single Family Dwelling (PD) zoning district to a Planned Development (PD) zoning district on approximately 168.1828 ± acres described as being a tract of land situated in the John Lanier Survey, Abstract 805 and the Herman Heider Survey, Abstract 541, commonly referred to 1001 Alto Road, 1301 Alto Road, 15006 Lasater Road, 1308 Malloy Bridge Road, and 1309 Malloy Bridge Road, Seagoville, Dallas County, Texas (Community Development)

16. Discuss and consider approving an Ordinance of the City of Seagoville, Dallas County, Texas, amending the Comprehensive Zoning Ordinance and map of the City of Seagoville, Dallas County, Texas, as heretofore amended, by granting a change in zoning from Agriculture (AG) and Planned Development (PD) to Planned Development- R5 single-family dwelling (PD) for single-family residential on approximately 168.1828± described as follows: Tract 1 described as being within the John Lanier Abstract 805 Page 705 Tract 7 commonly referred to as 1001 Alto Road; Tract 2 described as being within the Herman Heider Abstract 541 Page 425 Tract 31 commonly known as 1301 Alto Road; Tract 3 described as being within the John Lanier Abstract 805 Page 705 Tract 6 commonly known as 15006 Lasater Road; Tract 4 described as being within the Hannah Wicker Abstract 1590 Page 525 Tract 8 commonly known as 1308 Malloy Bridge Road, and Tract 5 described as being within the Hannah wicker Abstract 1590 Page 525 Tract 9 commonly known as 1309 Malloy Bridge Road, all in the city of Seagoville, Dallas County, Texas, and being legally described and depicted in Exhibit “A”, attached hereto and incorporated herein; providing for development regulations; providing for the approval of the concept plan, which is attached hereto and incorporated herein as Exhibit “B”; providing a repealing clause; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and providing an effective date (Community Development)

17. Discuss and consider the continuation of business when City Hall is closed (Mayor Pro Tem Magill)

18. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas, approving a Professional Services Contract with Pipeline Analysis, LLC, for the purpose of performing various field tests and inspections of the wastewater collection system within the Glen Road Lift Station, Ard Road Lift Station Area, and Lasater Lift Station Service Areas, preparing final reports containing recommended system repairs and the estimated costs associated with reducing wet weather inflow and infiltration in an amount not to exceed One Hundred Ten Thousand Dollars and Zero cents (\$110,000.00), which is attached hereto and incorporated herein as Attachment 1; authorizing the City Manager to execute said Agreement; providing for a repealing clause; providing for a severability clause; and providing an effective date (Public Works Director)

19. Discuss and consider approving a Resolution of the City of Seagoville, Texas, authorizing the purchase of a dump trailer and a utility trailer in the amount of Seventeen Thousand Four Hundred Nineteen Dollars and Ninety Four Cents \$17,419.94; from RJ Trailers; authorizing the City Manager to execute any and all documents; and providing an effective date (Public Works Director)

20. Discuss and consider approving a Resolution of the City of Seagoville, Texas, authorizing the purchase of a Caterpillar 303.5 Mini-Ex in an amount not to exceed Sixty Three Thousand Eight Hundred Fifty Four Dollars and Zero Cents \$63,854.00, from Holt Cat; authorizing the City Manager to execute any and all documents and disburse the funds for said purchase; and providing an effective date (Public Works Director)

21. Receive Councilmember Reports/Items of Community Interest - as authorized by Section 551.0415 of the Texas Government Code.

22. Future Agenda Items – Council to provide direction to staff regarding future agenda items. These items will not be discussed and no action will be taken at this meeting.

Adjourn

Posted Friday, February 24, 2023, by 5:00 P.M.



Kandi Jackson, City Secretary



As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed executive session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

The City of Seagoville does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its programs or activities. If you have a request for services that will make this program accessible to you, please contact the City of Seagoville at least 72 hours in advance at (972) 287-6819. (TDD access 1-800-RELAY-TX)

DATES TO REMEMBER

- **Monday, March 6, 2023, Regular City Council Meeting**
- **Monday, March 20, 2023, Regular City Council Meeting**
- **Monday, April 3, 2023, Regular City Council Meeting**
- **Monday, April 17, 2023, Regular City Council Meeting**



City of Seagoville

Short Term Rental Homes (STR)

STR issue discovered

- ▶ 02/03/2023 at 14:27, SPD officers dispatched to a private residence on Delta Downs. The call was classified as a 'Civil Matter'
- ▶ The call notes for this response were summarized as:
 - ▶ Caller identifies this location as an Airbnb property
 - ▶ Renter was not responding to caller and refusing to vacate location

Short Term Rental Homes (STR)

- ▶ Officers respond to the Delta Downs house
- ▶ Contact is made with an adult female. It is confirmed the house was rented as a short-term rental by the female and her two children.
- ▶ The adult occupant informs officers she is arranging to pay for additional time
- ▶ No representative was at or responded to the location.

Short Term Rental Homes (STR)

- ▶ Officers requested back to the location at 16:44 by the original caller.
- ▶ It was reported the 'cleaning crew' for this home was at the location and the tenant was still inside
- ▶ Officers arrived and the tenant announced she was gathering their things to leave the home
- ▶ Officers again cleared, as no representative had arrived to provide proof of compliance for this STR

Short Term Rental Homes (STR)

- ▶ At 18:55 the individual identifying himself as the 'Property Manager' arrived at the Delta Downs house and requested police response. He announced he had driven from Keller.
- ▶ Call notes state an Airbnb guest was refusing to leave the home
- ▶ Officers again responded to the location. All lights were out in the house, and the house key was found to be inside a lock box on the exterior of the door. The house was determined to now be vacated.
- ▶ Officers questioned this individual about compliance with the STR ordinance. No documentation was produced on scene.

Short Term Rental Homes (STR)

- ▶ During all three responses to this home, officers were limited on any enforcement as the STR was determined to not be in compliance with the existing ordinance.
- ▶ The tenant was not causing any disturbance or breach of the peace.
- ▶ There was no evidence of any criminal offense occurring in this STR

Short Term Rental Homes (STR)

- ▶ This scenario of the existing STR on Delta Downs was brought to attention
- ▶ Contact was made with the permitting office. It was found there are NO licensed existing STR properties currently in the city
- ▶ The Certificate of Occupancy was reviewed for this Delta Downs house. The C.O. was requested on 02/09/2022.
- ▶ The address for the property owner is listed in Keller, TX. This is the self-identified 'Property Manager' that responded

Short Term Rental Homes (STR)

- ▶ The specific use for this home is identified as Residential Rental Property
- ▶ The requestor for the C.O. paid a \$25 application fee and this home was inspected and the C.O. granted on 02/10/2022.

Short Term Rental Homes (STR)

- ▶ Code Enforcement was briefed with this acquired information for this home operating as a STR for enforcement actions

Short Term Rental Homes (STR)

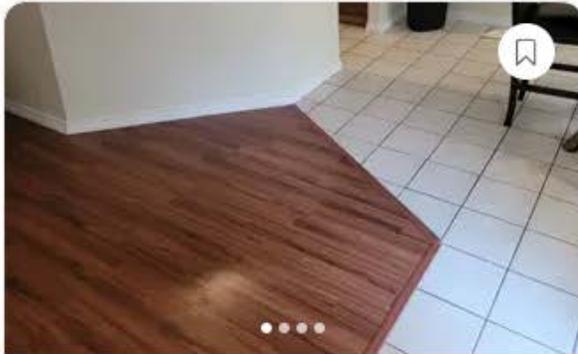
- ▶ Through a simple internet Google search, at least (5) existing STR are published in Seagoville on various STR sites
- ▶ These published STR locations were provided to Code Enforcement

Short Term Rental Homes (STR)

The screenshot displays the Zumper website interface for short-term rentals. At the top, the Zumper logo is on the left, and navigation tabs for 'Short-term' (selected) and 'Long-term' are on the right. Below the logo, there are search filters for 'Seagoville', 'Dates', and 'Guests'. A secondary filter bar includes 'Filters', 'Price', and 'Type'. The main heading is 'Short Term Rentals in Seagoville, TX', with a 'Sort' dropdown on the right. Three property listings are shown in a grid:

- Elegant Contemporary 3BR Ho...**
3 Beds · 3 baths · Sleeps 8 · [More](#)
[Details](#) · House in Seagoville
From **\$148/night** [Check availability](#)
- Amazing Contemporary 4BR H...**
4 Beds · 2 baths · Sleeps 10 · [More](#)
[Details](#) · House in Seagoville
From **\$142/night** [Check availability](#)
- Modern Spacious 4BR Home i...**
4 Beds · 2 baths · Sleeps 10 · [More](#)
[Details](#) · House in Seagoville
From **\$178/night** [Check availability](#)

Short Term Rental Homes (STR)



Welcoming and Cozy 3 Bedroo...

3 Beds · 2 baths · Sleeps 12 · [More](#)

[Details](#) · House in Seagoville

From

\$168/night

[Check availability](#)



2803 Rowland Dr · Welcoming ...

4 Beds · 2 baths · Sleeps 8 · [More](#)

[Details](#) · House in Seagoville

From

\$282/night

[Check availability](#)

Showing 1 - 5 of 5 results

Summary

- ▶ City of Seagoville Ordinance No. 16-2022, passed and enacted on 06/27/2022, addresses operation of a Short Term Rental home.
- ▶ This ordinance is under Chapter 11. HEALTH AND SANITATION
- ▶ This ordinance is found to be very robust and restricting for any home operating as a STR.

Summary

- ▶ Some highlights of this current ordinance are:
 - ▶ **Sec. 11.06.002 (2)** *Ensure the collection and payment of sales and occupancy taxes, as authorized in the Texas Tax Code, and Seagoville City Code (Hotel Occupancy Tax)*
 - ▶ **Sec. 11.06.006 (A)** *requires each individual property operating as a STR to first acquire a Short Term Rental License*
 - ▶ This license expires May 31 of each year
 - ▶ A unique licensing fee for an approved STR is required
 - ▶ A STR license must be posted and displayed in conspicuous place within the STR
 - ▶ Non-transferrable

Summary

- ▶ **Sec. 11.06.010**
- ▶ limits total number of adults occupying a STR to (2) adults per bedroom not to exceed (8) adult guests. Children over the age of 12 are defined as adults under ordinance
 - ▶ limits number of vehicles to (2) parked on the street at the STR (additional parking ordinances apply to vehicles)
 - ▶ Prohibits special events at a STR
 - ▶ **limits house parties in STR**

Summary

▶ Sec. 11.06.010

- ▶ Requires a “Local Representative” to be available to law enforcement at all times during the STR period.
 - ▶ By phone, return call within (15) minutes
 - ▶ Have within (1) hour response time to STR property if requested by law enforcement
- ▶ Have posted at the front entrance the STR License Number and names, telephone numbers of available representatives

Summary

- ▶ The Police Department will work with Code Enforcement for enforcement action when these unlicensed STR are discovered
- ▶ These STR homes must comply with the current ordinance for law enforcement to act on overdue stays.
- ▶ The tenants of these STR are also expected to follow all applicable existing ordinances (noise, parking, animals, etc)

Executive Session Agenda Item: 1

Meeting Date: February 27, 2023

ITEM DESCRIPTION:

Recess into Executive Session

Council will recess into executive session pursuant to Texas Government Code:

- A. § 551.071. Consultation with City Attorney: receive legal advice related to the Santorini Development**

- B. § 551.071. Consultation with City Attorney: regarding pending litigation, to wit: Gensler Investment Corp. and TCCI Land Development, Inc. vs. William Camp, et al, Cause No. CC-22-01448-D in the County Court at Law No. 4 of Dallas County, Texas**

BACKGROUND OF ISSUE:

N/A

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

EXHIBITS:

N/A

Executive Session Agenda Item: 2

Meeting Date: February 27, 2023

ITEM DESCRIPTION:

Reconvene into Regular Session

Council will reconvene into open session, and take action, if any, on matters discussed in Executive Session.

A. § 551.071. Consultation with City Attorney: receive legal advice related to the Santorini Development

B. § 551.071. Consultation with City Attorney: regarding pending litigation, to wit: Gensler Investment Corp. and TCCI Land Development, Inc. vs. William Camp, et al, Cause No. CC-22-01448-D in the County Court at Law No. 4 of Dallas County, Texas

BACKGROUND OF ISSUE:

N/A

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

EXHIBITS:

N/A

Consent Session Agenda Item: 3

Meeting Date: February 27, 2023

ITEM DESCRIPTION:

Consider approving City Council Meeting Minutes for February 6, 2023.

BACKGROUND OF ISSUE:

Approve City Council Meeting Minutes for February 6, 2023.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

EXHIBITS:

February 6, 2023, Work Session Meeting Minutes
February 6, 2023, Regular Session Meeting Minutes



**MINUTES OF CITY COUNCIL
WORK SESSION
FEBRUARY 6, 2023**

The Work Session of the City Council of the City of Seagoville, Texas was called to order at 6:30 p.m. on Monday, February 6, 2023, at City Hall, 702 N. Hwy 175, Seagoville, Texas with a quorum present, to wit:

Dennis Childress	Mayor
Harold Magill	Mayor Pro Tem
Jose Hernandez	Councilmember
Rick Howard	Councilmember
Mike Fruin	Councilmember
Jon Epps	Councilmember

The following staff members were also present: City Manager Patrick Stallings, Police Chief Ray Calverley, City Attorney Victoria Thomas, Finance Director Gail French, Public Works Director Chris Ryan, Fire Chief Todd Gilcrease, Director of Health Mamata Bhandari, and City Secretary Kandi Jackson.

B. Receive an update concerning City's response to the weather event that occurred the week of January 30, 2023, through February 3, 2023

City Manager Stallings explained the response of the Library, Municipal Court, and Senior to the weather event that occurred the week of January 30, 2023, through February 3, 2023.

Directors of Health Services Bhandari, Fire Chief Gilcrease, Public Works Director Ryan, and Police Chief Calverley explained the response of their departments to the weather event that occurred the week of January 30, 2023, through February 3, 2023.

A. Discuss Regular Session Agenda Items

**1. Consider approving City Council Meeting Minutes for January 23, 2023
(City Secretary)**

No questions.

2. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas, ordering a General Election to be held on May 6, 2023 for the purpose of electing persons to the office of Mayor and City Council Places 2 and 4; ordering a Special Election on proposed amendments to the Home Rule City Charter of the City of Seagoville to be held in conjunction with the General Election on May 6, 2023; providing for the publication and posting of notice; proposing amendments to the Home Rule City Charter of the City of Seagoville; authorizing the City Manager to execute an Election Services Contracts; providing for dates for early voting by personal appearance; providing for deadline for application for absentee ballot; and providing an effective date (City Secretary)

Discutir y considerar aprobar una Resolución del Concejo Municipal de la Ciudad de Seagoville, Texas, ordenando que se celebre una Elección General el 6 de mayo de 2023 con el propósito de elegir personas para el cargo de Alcalde y los Lugares 2 y 4 del Concejo Municipal; ordenar una Elección Especial sobre las enmiendas propuestas a la Carta Constitutiva de la Ciudad Autónoma de la Ciudad de Seagoville que se llevará a cabo junto con la Elección General el 6 de mayo de 2023; prever la publicación y colocación de avisos; proponer enmiendas a la Carta Constitutiva de la Ciudad Autónoma de la Ciudad de Seagoville; autorizar al Administrador de la Ciudad a ejecutar Contratos de Servicios Electorales; establecer fechas para la votación anticipada en persona; estipular una fecha límite para la solicitud de papeleta de voto en ausencia; y proporcionando una fecha efectiva (secretario de la ciudad)

Thảo luận và xem xét thông qua Nghị quyết của Hội đồng Thành phố của Thành phố Seagoville, Texas, ra lệnh tổ chức Tổng tuyển cử vào ngày 6 tháng 5 năm 2023 với mục đích bầu những người vào chức vụ Thị trưởng và Vị trí 2 và 4 của Hội đồng Thành phố; ra lệnh tổ chức một cuộc Bầu cử Đặc biệt về những sửa đổi được đề xuất đối với Hiến chương Thành phố Tự trị của Thành phố Seagoville cùng với Cuộc Tổng tuyển cử vào ngày 6 tháng 5 năm 2023; quy định về việc công bố và đăng thông báo; đề xuất sửa đổi Điều lệ Thành phố Tự trị của Thành phố Seagoville; ủy quyền cho Giám đốc Thành phố thực hiện Hợp đồng Dịch vụ Bầu cử; quy định ngày bỏ phiếu sớm trực tiếp; quy định thời hạn nộp đơn xin bỏ phiếu vắng mặt; và cung cấp một ngày có hiệu lực. (bí thư TP.)

City Secretary Jackson explained that this Resolution approves the ordering of a General Election to be held on May 6, 2023, for the purposes of electing persons to the office of Mayor and City Council Places 2 and 4; ordering a Special Election on proposed amendments to the Home Rule City Charter of the City of Seagoville to be held in conjunction with the General Election on May 6, 2023; providing for the publication and posting of notice; proposing amendments to the Home Rule Charter of the City of Seagoville; authorizing the City Manager to execute an Election Services Contracts; providing for dates for early voting by personal appearance; providing for deadline for application for absentee ballot; and providing an effective date.

3. Receive a presentation and discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas, authorizing the Mayor to accept and file the Police Department's 2022 Racial Profiling Report, providing for the repeal of any and all Resolutions in conflict; providing for a severability clause; and providing an effective date (Dr. Del Carmen & Police Chief)

City Manager Stallings stated that this item will be presented by Dr. Del Carmen and Police Chief Calverley during Regular Session.

4. Discuss and consider approving a Resolution authorizing publication of notice of intention to issue certificates of obligation for the design, acquisition, construction and improvement of certain public works and authorizing certain other matters relating thereto (Finance Director)

City Manager Stallings stated that this item will be presented during Regular Session.

5. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas, approving a Work Order No. 7 Agreement with Garver, LLC, in accordance with the City's March 24, 2021 Master Agreement for Professional Services with Garver, LLC, for drainage surveys and engineering services (Colonial Circle & High School Drive alley), in an amount not to exceed Twenty One Thousand Six Hundred Thirty One Dollars (\$21,631.00); authorizing the City Manager to execute said agreement; providing a repealing clause; providing a severability clause; and providing an effective date (Public Works Director)

Public Works Director Ryan stated that this Resolution approves approving a Work Order No. 7 Agreement with Garver, LLC, in accordance with the City's March 24, 2021 Master Agreement for Professional Services with Garver, LLC, for drainage surveys and engineering services (Colonial Circle & High School Drive alley), in an amount not to exceed Twenty One Thousand Six Hundred Thirty One Dollars (\$21,631.00); authorizing the City Manager to execute said agreement.

6. Receive an update from Public Works about leaking fire hydrant on Seagoville Road, the construction of Shannon Road, Lasater Road, and Stark Road, water leak on Hall Road and Johnnie Row, and the Hall Road street project (Public Works Director & Tim Lackey)

City Manager Stallings stated that this item will be presented by Halff Associates Inc., Vice President Lackey during Regular Session.

7. Conduct a public hearing adopting a curfew for juveniles as part of the Code of Ordinances of the City of Seagoville, by adding new Sections 13.06.031 through 13.06.035 to Chapter 13, "Offenses and Nuisances", Article 13.06, "Minors", Division 2, "Curfew" (Police Chief)

8. Discuss and consider approving an Ordinance of the City Council of the City of Seagoville, adopting a curfew for juveniles as part of the Code of Ordinances of the City of Seagoville, by adding new sections 13.06.031 through 13.06.035 to Chapter 13, "Offenses and Nuisances", Article 13.06, "Minors", Division 2, "Curfew"; providing for a penalty of fine not to exceed the sum of Five Hundred Dollars (\$500.00) for each offense; providing a repealing clause; providing a severability clause; and providing for an effective date (Police Chief)

Police Chief Calverley stated that items seven (7) and eight (8) are coupled together. These items approve an Ordinance of the City Council of the City of Seagoville, adopting a curfew for juveniles as part of the Code of Ordinances of the City of Seagoville, by adding new sections 13.06.031 through 13.06.035 to Chapter 13, "Offenses and Nuisances", Article 13.06, "Minors", Division 2, "Curfew"; providing for a penalty of fine not to exceed the sum of Five Hundred Dollars (\$500.00) for each offense.

Adjourned at 6:47 p.m.

APPROVED:

Mayor Dennis K. Childress

ATTEST:

Kandi Jackson, City Secretary



**MINUTES OF CITY COUNCIL
REGULAR SESSION
FEBRUARY 6, 2023**

The Regular Session of the City Council of the City of Seagoville, Texas was called to order at 7:00 p.m. on Monday, February 6, 2023, at City Hall, 702 N. Hwy 175, Seagoville, Texas with a quorum present, to wit:

Dennis Childress	Mayor
Harold Magill	Mayor Pro Tem
Jose Hernandez	Councilmember
Rick Howard	Councilmember
Mike Fruin	Councilmember
Jon Epps	Councilmember

The following staff members were also present: City Manager Patrick Stallings, Police Chief Ray Calverley, Public Works Director Chris Ryan, City Attorney Victoria Thomas, Finance Director Gail French, and City Secretary Kandi Jackson.

Invocation – *Invocation was led by Mayor Pro Tem Magill.*

Pledge of Allegiance – *Pledge of Allegiance was led by Mayor Childress.*

Mayor’s Report – *None.*

Citizens Public Comment Period- *This portion of the meeting is to allow each speaker up to six (6) minutes to address the council on items not posted on the current agenda. Council may not discuss these items but may respond with factual data or policy information, or place the item on a future agenda. Citizens wishing to speak on posted agenda items will be called upon at that time. Anyone wishing to speak shall submit a Speaker Request Form to the City Secretary.*

Nelda Villacana at 814 Hall Road, stated that she felt like the leak at Hall Road and Johnnie Row was worse today. She also stated the wheels on the new trash carts are not rolling properly.

CONSENT AGENDA- The Consent Agenda contains items which are routine in nature and will be acted upon in one motion.

1. Consider approving City Council Meeting Minutes for January 23, 2023 (City Secretary)

2. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas, ordering a General Election to be held on May 6, 2023 for the purpose of electing persons to the office of Mayor and City Council Places 2 and 4; ordering a Special Election on proposed amendments to the Home Rule City Charter of the City of

Seagoville to be held in conjunction with the General Election on May 6, 2023; providing for the publication and posting of notice; proposing amendments to the Home Rule City Charter of the City of Seagoville; authorizing the City Manager to execute an Election Services Contracts; providing for dates for early voting by personal appearance; providing for deadline for application for absentee ballot; and providing an effective date (City Secretary)

Discutir y considerar aprobar una Resolución del Concejo Municipal de la Ciudad de Seagoville, Texas, ordenando que se celebre una Elección General el 6 de mayo de 2023 con el propósito de elegir personas para el cargo de Alcalde y los Lugares 2 y 4 del Concejo Municipal; ordenar una Elección Especial sobre las enmiendas propuestas a la Carta Constitutiva de la Ciudad Autónoma de la Ciudad de Seagoville que se llevará a cabo junto con la Elección General el 6 de mayo de 2023; prever la publicación y colocación de avisos; proponer enmiendas a la Carta Constitutiva de la Ciudad Autónoma de la Ciudad de Seagoville; autorizar al Administrador de la Ciudad a ejecutar Contratos de Servicios Electorales; establecer fechas para la votación anticipada en persona; estipular una fecha límite para la solicitud de papeleta de voto en ausencia; y proporcionando una fecha efectiva (secretario de la ciudad)

Thảo luận và xem xét thông qua Nghị quyết của Hội đồng Thành phố của Thành phố Seagoville, Texas, ra lệnh tổ chức Tổng tuyển cử vào ngày 6 tháng 5 năm 2023 với mục đích bầu những người vào chức vụ Thị trưởng và Vị trí 2 và 4 của Hội đồng Thành phố; ra lệnh tổ chức một cuộc Bầu cử Đặc biệt về những sửa đổi được đề xuất đối với Hiến chương Thành phố Tự trị của Thành phố Seagoville cùng với Cuộc Tổng tuyển cử vào ngày 6 tháng 5 năm 2023; quy định về việc công bố và đăng thông báo; đề xuất sửa đổi Điều lệ Thành phố Tự trị của Thành phố Seagoville; ủy quyền cho Giám đốc Thành phố thực hiện Hợp đồng Dịch vụ Bầu cử; quy định ngày bỏ phiếu sớm trực tiếp; quy định thời hạn nộp đơn xin bỏ phiếu vắng mặt; và cung cấp một ngày có hiệu lực. (bí thư TP.)

Motion to approve Consent Agenda as read – Magill, seconded by Howard; motion passed with all ayes. 5/0

REGULAR AGENDA-

3. Receive a presentation and discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas, authorizing the Mayor to accept and file the Police Department's 2022 Racial Profiling Report, providing for the repeal of any and all Resolutions in conflict; providing for a severability clause; and providing an effective date (Dr. Del Carmen & Police Chief)

Dr. Del Carmen joined the meeting virtually and presented the Police Department's 2022 Racial Profiling Report.

Motion to approve a Resolution of the City Council of the City of Seagoville, Texas, authorizing the Mayor to accept and file the Police Department's 2022 Racial Profiling Report, providing for the repeal of any and all Resolutions in conflict; providing for a severability clause; and providing an effective date – Hernandez, seconded by Magill; motion passed with all ayes. 5/0

4. Discuss and consider approving a Resolution authorizing publication of notice of intention to issue certificates of obligation for the design, acquisition, construction and improvement of certain public works and authorizing certain other matters relating thereto (Finance Director)

Finance Director French and Managing Director Hughes stated that this Resolution authorizes the public of notice of intention to issue certificates of obligation.

Motion to approve a Resolution authorizing publication of notice of intention to issue certificates of obligation for the design, acquisition, construction and improvement of certain public works and authorizing certain other matters relating thereto – Hernandez, seconded by Howard; motion passed with all ayes. 5/0

5. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas, approving a Work Order No. 7 Agreement with Garver, LLC, in accordance with the City's March 24, 2021 Master Agreement for Professional Services with Garver, LLC, for drainage surveys and engineering services (Colonial Circle & High School Drive alley), in an amount not to exceed Twenty One Thousand Six Hundred Thirty One Dollars (\$21,631.00); authorizing the City Manager to execute said agreement; providing a repealing clause; providing a severability clause; and providing an effective date (Public Works Director)

Motion to approve a Resolution of the City Council of the City of Seagoville, Texas, approving a Work Order No. 7 Agreement with Garver, LLC, in accordance with the City's March 24, 2021 Master Agreement for Professional Services with Garver, LLC, for drainage surveys and engineering services (Colonial Circle & High School Drive alley), in an amount not to exceed Twenty One Thousand Six Hundred Thirty One Dollars (\$21,631.00); authorizing the City Manager to execute said agreement; providing a repealing clause; providing a severability clause; and providing an effective date – Magill, seconded by Fruin; motion passed with all ayes. 5/0

6. Receive an update from Public Works about leaking fire hydrant on Seagoville Road, the construction of Shannon Road, Lasater Road, and Stark Road, water leak on Hall Road and Johnnie Row, and the Hall Road street project (Public Works Director & Tim Lackey)

Public Works Director provided an update concerning the repairs of the leaking fire hydrant on Seagoville, and the construction of Shannon Road, Lasater Road, and Stark Road, and the Hall Road street project.

Halff Associates Inc., Vice President Lackey presented options with costs concerning the water leak on Hall Road and Johnnie Row.

7. Conduct a public hearing adopting a curfew for juveniles as part of the Code of Ordinances of the City of Seagoville, by adding new Sections 13.06.031 through 13.06.035 to Chapter 13, “Offenses and Nuisances”, Article 13.06, “Minors”, Division 2, “Curfew” (Police Chief)

Mayor Childress opened the public hearing at 7:56 p.m.

Police Chief Calverley explained that this is a useful tool for the Police Department concerning juveniles.

Mayor Childress closed the public hearing at 7:58 p.m.

8. Discuss and consider approving an Ordinance of the City Council of the City of Seagoville, adopting a curfew for juveniles as part of the Code of Ordinances of the City of Seagoville, by adding new sections 13.06.031 through 13.06.035 to Chapter 13, "Offenses and Nuisances", Article 13.06, "Minors", Division 2, "Curfew"; providing for a penalty of fine not to exceed the sum of Five Hundred Dollars (\$500.00) for each offense; providing a repealing clause; providing a severability clause; and providing for an effective date (Police Chief)

Motion to approve an Ordinance of the City Council of the City of Seagoville, adopting a curfew for juveniles as part of the Code of Ordinances of the City of Seagoville, by adding new sections 13.06.031 through 13.06.035 to Chapter 13, “Offenses and Nuisances”, Article 13.06, “Minors”, Division 2, “Curfew”; providing for a penalty of fine not to exceed the sum of Five Hundred Dollars (\$500.00) for each offense; providing a repealing clause; providing a severability clause; and providing for an effective date – Hernandez, seconded by Magill; motion passed with all ayes. 5/0

9. Receive Councilmember Reports/Items of Community Interest - as authorized by Section 551.0415 of the Texas Government Code.

None.

10. Future Agenda Items – Council to provide direction to staff regarding future agenda items. These items will not be discussed and no action will be taken at this meeting.

Mayor Pro Tem Magill stated he would like an item concerning possible ways for citizens to pay their utility bills when City Hall is closed.

11. Recessed into Executive Session at 8:00 p.m.

Council will recess into executive session pursuant to Texas Government Code:

- A. § 551.071. Consultation with City Attorney: receive legal advice related to the Santorini Development

12. Reconvened into Regular Session at 8:32 p.m.

Council will reconvene into open session, and take action, if any, on matters discussed in Executive Session.

- A. § 551.071. Consultation with City Attorney: receive legal advice related to the Santorini Development

No action taken.

Adjourned at 8:32 p.m.

APPROVED:

Mayor Dennis K. Childress

ATTEST:

Kandi Jackson, City Secretary

Consent Session Agenda Item: 4

Meeting Date: February 27, 2023

ITEM DESCRIPTION:

Discuss and consider approving a Resolution of the City of Seagoville, Texas, authorizing continued participation with the Steering Committee of Cities served by ONCOR; and authorizing the payment of Ten Cents (\$0.10) per capita to the Steering Committee to fund regulatory and legal proceedings and activities related to Oncor Electric Delivery Company, LLC.

BACKGROUND OF ISSUE:

The City of Seagoville is a regulatory authority under the Public Utility Regulatory Act (PURA) and has exclusive original jurisdiction over the rates and services of Oncor Electric Delivery Company, LLC (Oncor) within the municipal boundaries. The Steering Committee of Cities Served by Oncor (Steering Committee) has historically intervened in Oncor rate proceedings and electric utility related rulemakings to protect the interests of municipalities and electric customers residing within the City. For the Steering Committee to continue its participation in these activities, which affects the provision of electric utility service and the rates to be charged, it must assess its members for such costs.

Municipalities have original jurisdiction over the electric distribution rates and services within the city. The Steering Committee has been in existence since the late 1980s. It took on a formal structure in the early 1990s. Empowered by city resolutions and funded by per capita assessments, the Steering Committee has been the primary public interest advocate before the Public Utility Commission, ERCOT, the courts, and the Legislature on electric utility regulation matters for over two decades.

The Steering Committee is actively involved in rate cases, appeals, rulemakings, and legislative efforts impacting the rates charged by Oncor Electric Delivery Company, LLC within the City. Steering Committee representation is also strong at ERCOT. It is possible that additional efforts will be necessary on new issues that arise during the year, and it is important that the Steering Committee be able to fund its participation on behalf of its member cities. A per capita assessment has historically been used and is a fair method for the members to bear the burdens associated with the benefits received from that membership.

The \$0.10 per capita rate is the same as 2022.

FINANCIAL IMPACT:

\$1,880.50

RECOMMENDATION:

Staff recommends approval.

EXHIBITS

Resolution

CITY OF SEAGOVILLE, TEXAS

RESOLUTION NO. ____-R-23

A RESOLUTION OF THE CITY OF SEAGOVILLE, TEXAS, AUTHORIZING CONTINUED PARTICIPATION WITH THE STEERING COMMITTEE OF CITIES SERVED BY ONCOR; AND AUTHORIZING THE PAYMENT OF TEN CENTS (\$0.10) PER CAPITA TO THE STEERING COMMITTEE TO FUND REGULATORY AND LEGAL PROCEEDINGS AND ACTIVITIES RELATED TO ONCOR ELECTRIC DELIVERY COMPANY, LLC.

WHEREAS, the City of Seagoville is a regulatory authority under the Public Utility Regulatory Act (PURA) and has exclusive original jurisdiction over the rates and services of Oncor Electric Delivery Company, LLC (Oncor) within the municipal boundaries of the City; and

WHEREAS, the Steering Committee of Cities Served by Oncor (Steering Committee) has historically intervened in Oncor rate proceedings and electric utility related rulemakings to protect the interests of municipalities and electric customers residing within municipal boundaries; and

WHEREAS, the Steering Committee is participating in Public Utility Commission dockets and projects, as well as court proceedings, and legislative activity, affecting transmission and distribution utility rates; and

WHEREAS, the City is a member of the Steering Committee; and

WHEREAS, the Steering Committee functions under the direction of an Executive Committee which sets an annual budget and directs interventions before state and federal agencies, courts and legislatures, subject to the right of any member to request and cause its party status to be withdrawn from such activities; and

WHEREAS, the Steering Committee in its December 2022 meeting set a budget for 2023 that compels an assessment of ten cents (\$0.10) per capita; and

WHEREAS, in order for the Steering Committee to continue its participation in these activities which affects the provision of electric utility service and the rates to be charged, it must assess its members for such costs.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEAGOVILLE, TEXAS:

SECTION 1. That the City is authorized to continue its membership with the Steering Committee of Cities Served by Oncor to protect the interests of the City of Seagoville and protect the interests of the customers of Oncor Electric Delivery Company, LLC residing and conducting business within the City limits.

SECTION 2. The City is further authorized to pay its assessment to the Steering Committee of ten cents (\$0.10) per capita based on the population figures for the City shown in the latest TML Directory of City Officials.

SECTION 3. A copy of this Resolution and the assessment payment check made payable to “*Steering Committee of Cities Served by Oncor*” shall be sent to Brandi Stigler, Steering Committee of Cities Served by Oncor, c/o City Attorney’s Office, Mail Stop 63-0300, 101 S. Mesquite St., Suite 300, Arlington, Texas 76010.

PRESENTED AND PASSED on this the 27th day of February, 2023, by a vote of _____ ayes and _____ nays at a regular meeting of the City Council of the City of Seagoville, Texas.

APPROVED:

Dennis K. Childress, Mayor

ATTEST:

Kandi Jackson, City Secretary

APPROVED AS TO FORM:

Victoria Thomas, City Attorney
(cdb 02/22/2023)

Consent Session Agenda Item: 5

Meeting Date: February 27, 2023

ITEM DESCRIPTION:

Discuss and consider approving a Resolution of the City of Seagoville, Texas, authorizing the City Manager to execute Amendment No. 1 to the Dallas County Community Development Block Grant (“CDBG”) Project Implementation Agreement Seagoville Street Reconstruction Project as set forth in Exhibit “A”; and providing an effective date.

BACKGROUND OF ISSUE:

The City was allocated CDBG funds in an amount not to exceed four hundred eighteen thousand three hundred seventy six dollars and zero cents (\$418,376.00), which included one hundred seventy one thousand four hundred sixty dollars and zero cents (\$171,460.00) for the reconstruction of Ard Road and two hundred forty sixty thousand nine hundred sixteen dollars and zero cents (\$246,916.00) for reconstruction of Simonds Road. It has been determined that the actual construction cost to reconstruct Ard Road was two hundred five thousand five hundred eleven dollars and thirty nine cents (\$205,511.39) and the cost to reconstruct Simonds Road was one hundred eighty four thousand six hundred forty dollars and seventy four cents (\$184,640.74). The City desires to finish payment to R&B#3 for the reconstruction of Ard Road with a transfer of funds from the Simonds Road CDBG funds to the Ard Road CDBG funds in the amount of thirty four thousand fifty one dollars and thirty nine cents (\$34,051.39).

FINANCIAL IMPACT:

None at this time

RECOMMENDATION:

City Staff recommends approval.

EXHIBITS:

Resolution
Amendment No. 1 to CDBG Project Implementation Agreement

A RESOLUTION OF THE CITY OF SEAGOVILLE, TEXAS

RESOLUTION NO. __-R-2023

A RESOLUTION OF THE CITY OF SEAGOVILLE, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE AMENDMENT NO. 1 TO THE DALLAS COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT (“CDBG”) PROJECT IMPLEMENTATION AGREEMENT SEAGOVILLE STREET RECONSTRUCTION PROJECT AS SET FORTH IN EXHIBIT “A”; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City entered into an agreement with County: Dallas County Community Development Block Grant (“CDBG”) Project Implementation Agreement for Seagoville street reconstructions project of Ard Road and Simonds Road; and

WHEREAS, the City was allocated CDBG funds in an amount not to exceed four hundred eighteen thousand three hundred seventy six dollars and zero cents (\$418,376.00), which included one hundred seventy one thousand four hundred sixty dollars and zero cents (\$171,460.00) for the reconstruction of Ard Road and two hundred forty sixty thousand nine hundred sixteen dollars and zero cents (\$246,916.00) for reconstruction of Simonds Road; and

WHEREAS, it has been determined that the actual construction cost to reconstruct Ard Road was two hundred five thousand five hundred eleven dollars and thirty nine cents (\$205,511.39) and the cost to reconstruct Simonds Road was one hundred eighty four thousand six hundred forty dollars and seventy four cents (\$184,640.74); and

WHEREAS, the City desires to finish payment to R&B#3 for the reconstruction of Ard Road with a transfer of funds from the Simonds Road CDBG funds to the Ard Road CDBG funds in the amount of thirty four thousand fifty one dollars and thirty nine cents (\$34,051.39).

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEAGOVILLE, TEXAS:

SECTION 1. The City Council hereby authorizes to finish payment to R&B#3 for the reconstruction of Ard Road with a transfer of funds from the Simonds Road CDBG funds to the Ard Road CDBG funds in the amount of thirty four thousand fifty one dollars and thirty nine cents (\$34,051.39), as set forth in Exhibit “A” and authorizes the City Manager’s execution of all necessary documents and providing an effective date.

SECTION 2. This resolution shall take effect immediately from and after its passage and it is accordingly so resolved.

PASSED AND ADOPTED by the City Council for the City of Seagoville at a meeting on the 27th day of February 2023.

APPROVED:

Dennis K. Childress, Mayor

ATTEST:

Kandi Jackson, City Secretary

APPROVED AS TO FORM:

Victoria Thomas, City Attorney

Exhibit A
(Amendment No. 1 To The Dallas County Community
Development Block Grant Project)



COURT ORDER 2023-0152

CDBG Project Funding Transfers/Reallocations

On a motion made by Commissioner Dr. Elba Garcia, and seconded by Commissioner Andrew Sommerman, the following order was passed and adopted by the Commissioners Court of Dallas County, State of Texas:

BRIEFING DATE: February 7, 2023

FUNDING SOURCE: 466

Be it resolved and ordered that the Dallas County Commissioners Court does hereby approve the proposed project funding transfers/reallocations in the manner described herein.

Done in open Court February 7, 2023 by the following vote:

IN FAVOR:	County Judge Clay Jenkins, Commissioner Dr. Theresa Daniel, Commissioner John Wiley Price, Commissioner Dr. Elba Garcia, and Commissioner Andrew Sommerman
OPPOSED:	None
ABSTAINED:	None
ABSENT:	None

Recommended by: Luis Tamayo
Originating Department: Planning and Development



Dallas County
BRIEFING / COURT ORDER
Commissioners Court - Feb 07 2023

- Resolution
- Solicitation/Contract
- Executive Session
- Addendum

CDBG Project Funding Transfers/Reallocations

Briefing Date: Feb 7 2023
Funding Source: 466
Originating Department: Planning and Development
Prepared by: Rachel Brown, CDBG Administrator
Recommended by: Luis Tamayo, Planning and Development Director

BACKGROUND INFORMATION:

Through the County's Community Development Block Grant (CDBG) program, eligible capital improvement projects are completed within fourteen participating cities. To ensure adequate funding and timely completion of two projects, the cities of Lancaster and Seagoville have requested funding transfers/reallocations of CDBG funds from completed projects to other CDBG projects within their city. So that the Court can consider these project funding transfers/reallocations, the following information has been prepared.

OPERATIONAL IMPACT:

A transfer of CDBG funding is being requested for the cities of Lancaster and Seagoville in the attached chart.

FINANCIAL IMPACT:

Transfers in the amount of \$7,756.82 and \$34,051.39 from one street project to another street project within the cities of Lancaster and Seagoville, respectfully.

LEGAL IMPACT:

Both funding transfers/project revisions will require an executed project Implementation Agreement.

PROJECT SCHEDULE:

Transfers to be completed February 2023.

MISSION, VISION, VALUE COMPLIANCE:

Approving this request supports that Dallas County is operationally a model government entity.

MOTION:

On a motion made by TBD, and seconded by TBD, the following order will be voted on by the Commissioners Court of Dallas County, State of Texas:

Be it resolved and ordered that the Dallas County Commissioners Court does hereby approve the proposed project funding transfers/reallocations in the manner described herein.

ATTACHMENTS:

CDBG Transfers - Attachment

Seagoville Ard Road Transfer Amendment February 2023 (rll lft signed)

Lancaster IA Amendment 2 Street Reconstructions February 2023 (rll lft signed)

Attachment

CDBG CITY	TRANSFER AMOUNT	CDBG PROJECTS—Fund 466	
		FROM:	TO:
Lancaster	\$7,756.82	Lancaster Streets (Laurel, Trippe, Cumberland & Lindenwood) Reconstruction Project	Lancaster Lyle Street Reconstruction Project
Seagoville	\$34,051.39	Seagoville Simmonds Road Reconstruction Project	Seagoville Ard Road Reconstruction Project

COUNTY OF DALLAS §
 §
STATE OF TEXAS §

**AMENDMENT NO. 1 TO THE DALLAS COUNTY
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
PROJECT IMPLEMENTATION AGREEMENT
SEAGOVILLE STREET RECONSTRUCTION PROJECT
("Agreement")**

**BETWEEN COUNTY OF DALLAS, TEXAS
("County")**

**AND CITY OF SEAGOVILLE, TEXAS
("City")**

WHEREAS, on July 18, 2022, City entered into the following agreement with County: Dallas County CDBG Project Implementation Agreement Seagoville Street Reconstructions Project (hereinafter referred to as the "Agreement"); and

WHEREAS, City was allocated CDBG funds in a Not-To-Exceed amount of Four Hundred Eighteen Thousand Three Hundred Seventy-Six and 00/100 Dollars (\$418,376.00), which included One Hundred Seventy One Thousand Four Hundred Sixty and 00/100 Dollars (\$171,460.00) for the reconstruction of Ard Road and Two Hundred Forty Sixty Thousand Nine Hundred Sixteen and 00/100 Dollars (\$246,916.00) for reconstruction of Simonds Road; and

WHEREAS, it has been determined that the actual construction cost to reconstruct Ard Road was Two Hundred Five Thousand Five Hundred Eleven and 39/100 Dollars (\$205,511.39) and the cost to reconstruct Simonds Road was One Hundred Eighty Four Thousand Six Hundred Forty and 74/100 Dollars (\$184,640.74); and

WHEREAS, the City desires to finish payment to R&B#3 for the reconstruction of Ard Road with a transfer of funds from the Simonds Roads CDBG funds to the Ard Road CDBG funds in the amount of Thirty Four Thousand Fifty-One and 39/100 Dollars (\$34,051.39).

NOW THEREFORE, by execution of this Amendment No. 1, the Agreement is amended hereby with respect to the items and features described below to:

I. EFFECT OF AMENDMENT:

By execution of this Amendment No. 1, the Agreement is amended hereby with respect to the Articles described below. No other sections, provisions, clauses, or condition of the Agreement are waived or changed hereby, and they shall remain in full force and effect throughout the term of the Agreement and any duly authorized extensions.

II. AMENDED PROVISIONS:

Section 5(A) entitled *Project Budget* is amended by deleting the existing language in its entirety and substituting the following:

The County will not authorize any CDBG expenditures in excess of the Not-to-Exceed Amount of Four Hundred Eighteen Thousand Three Hundred Seventy-Six and 00/100 Dollars (\$418,376.00), and shall be in effect until September 30, 2023 unless otherwise extended with the mutual written consent of City and County or terminated in accordance with Section 12 of the Agreement or as otherwise directed by the United States Department of Housing and Development (hereinafter referred to as "HUD").

III. ACCEPTANCES:

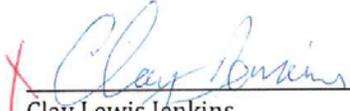
By their signatures below, the representatives of County and City executing this Amendment No. 1 represent that they are duly authorized to execute this Amendment No. 1 on behalf of their party and to validly bind their party to all terms, conditions, performances and provisions set forth herein. The duly authorized representatives of County and City accept the terms of this Amendment No. 1 in full.

(Signature Page to Follow.)

EXECUTED this the 7th day of February, 2023.

COUNTY:

CITY:



Clay Lewis Jenkins
County Judge

Patrick Stallings
City Manager

Recommended:

BY: Luis Tamayo 01/27/2023
Luis Tamayo
Director, Planning and Development

Approved to as Form*:
DALLAS COUNTY
JOHN CREUZOT
DISTRICT ATTORNEY

BY: Rebecca L. Lundberg 1/27/23
Rebecca L. Lundberg
Assistant District Attorney

**By law, the District Attorney's Office may only advise or approve contracts or legal documents on behalf of its clients. It may not advise or approve a contract or legal document on behalf of other parties. Our review of this document was conducted solely from the legal perspective of our client. Our approval of this document was offered solely for the benefit of our client. Other parties should not rely on this approval, and should seek review and approval by their own respective attorney(s).*

Regular Session Agenda Item: 6

Meeting Date: February 27, 2023

ITEM DESCRIPTION:

Receive a presentation of City of Seagoville's 1st Quarter Financial Report for Fiscal Year 2023.

BACKGROUND OF ISSUE:

Gail French, Director of Finance presents the City's 1st quarter financial report for FY 2023.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

None

EXHIBITS:

FY 2023 1st Quarter Financial Reports
Council PowerPoint Presentation



Memo

Date: February 21, 2023
To: Pat Stallings, City Manager
From: Gail French, Director of Finance
Subject: December 2023 Financial Reports

This memo accompanies the December 2022 Revenue and Expense Reports for the City of Seagoville, and highlights selected financial activities for the first three months of FY 2023. The first three months of the fiscal year represents 25% of the total fiscal year, and this memo provides an explanation of variances from that standard.

General Fund

Revenues: General fund total revenue for the first 3 months of the fiscal year is above budget expectations (actual 47.5% vs. expected 25%). The current year fiscal **Property tax** revenue collections are below last year's collection rate (56.8 vs. 60.4%). **Sales Tax** revenue collections are above budget expectations (31.3% vs. 25%). Sales tax revenues continued to hold strong as the city brings on more businesses. In **Franchise Fee** revenue, the comparative collection trend for FY 2023 vs. FY 2022 appears below:

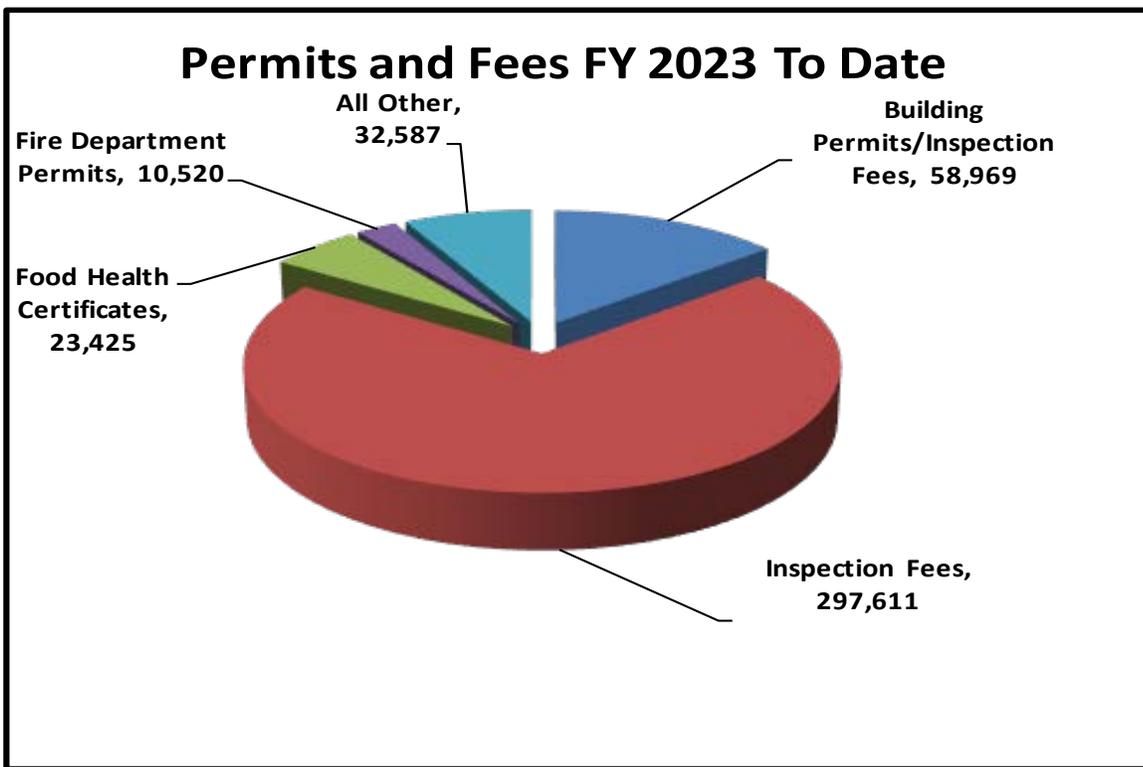
Description	FY 2023 Amount	FY 2022 Amount	Increase (Decrease)
Electricity	\$ 119,481	\$ 125,030	\$ (5,549)
Telephone	5,130	4,577	553
Sanitation	14,105	12,971	1,134

Telephone Franchise Fees are up compared to this time last year despite state legislation reducing the amount of revenue available for cities to collect. **Franchise Fee** receipts in total are lower than budget expectations. Gas and Cable franchise fees are expected in the coming months. **(21.8% vs. 25.00%)**

Permits & Fees There were approximately 115 permits issued for the current fiscal year. 102 were for Residential permits issued for a total of \$40,247.50. 5 of those were for new construction. There were 13 Commercial permits issued for a total of \$21,100.70.

The following is a comparison of FY 2023 revenue vs. FY 2022:

Description	FY 2023 Amount	FY 2022 Amount	Increase (Decrease)
Building Permits/Inspection	\$ 58,969	\$ 118,580	\$ (59,612)
Inspection Fees	\$ 297,611		\$ 297,611
Food Health Certificates	\$ 23,425	\$ 18,200	\$ 5,225
Fire Department Permits	\$ 10,520	\$ 8,666	\$ 1,854
All Other	\$ 32,587	\$ 21,439	\$ 11,148



Sanitation revenue is above budget expectations (28.1% actual vs. 25% expected). The FY 2023 YTD revenue amount exceeds the FY 2022 YTD revenue amount (\$310,432 vs. \$302,260).

Senior Activities revenue usually has approximately a 45-day lag between the end of the month and actual revenue received from the Dallas Council on Aging, however, lately the lag has been several months. **Fines** revenue reflects increased court enforcement activity from public safety contacts.

Total revenues for the fiscal year are \$6,317,997 or 47.5% of budget. This is \$950,326 higher than the total General Fund revenues for the previous fiscal year (\$5,367,671). This is mainly due to Property Taxes, Sales Taxes and Permit Fees received compared to last year.

Expenditures: Total General Fund expenditures are within budget expectations (24.1% actual vs. 25% expected).

Information Technology is up due to an increase in Cyber Security protection and IT services from Baxter Consulting.

Non departmental is slightly above expectations mainly due to the annual premium payment to TML for workers' compensation and property/casualty insurance.

Debt Payment (Quint) is the annual payment on the financing to acquire the quint fire vehicle.

Use of Fund Balance Projects includes **Firefighting equipment (\$74,991)** which includes the acquisition of SCBA Air Packs & Bottles; TECGEN51 Level 3 Coats 24, Pants, and Gear; and a Standpipe Bag Kit.

Transfers include \$469,733 to the Street Maintenance Fund and \$42,000 to the Vehicle Replacement Fund.

Water and Sewer Fund (Fund 20)

Revenues: Total Water and Sewer Fund revenues are above budget expectations 26.7% vs. 25.0%). **Water** sales usually accelerate during the summer depending upon the weather conditions. **Penalties and Interest** generates from late customer payment. **Pretreatment Sewer Revenue** charges to a few of our industrial customers to cover the cost of wastewater pretreatment required by the state to ensure the prevention of harmful materials entering the water system. **Penalty Fees** are higher than anticipated due to a renewed commitment to enforcement activities against delinquent customers.

Expenditures: The year-to-date expenditure trend is within expectations (24.6% actual vs. 25.00% expected).

Non departmental is above expectations due to the annual premium payment to TML for workers' compensation, property/casualty insurance and bad debt expense.

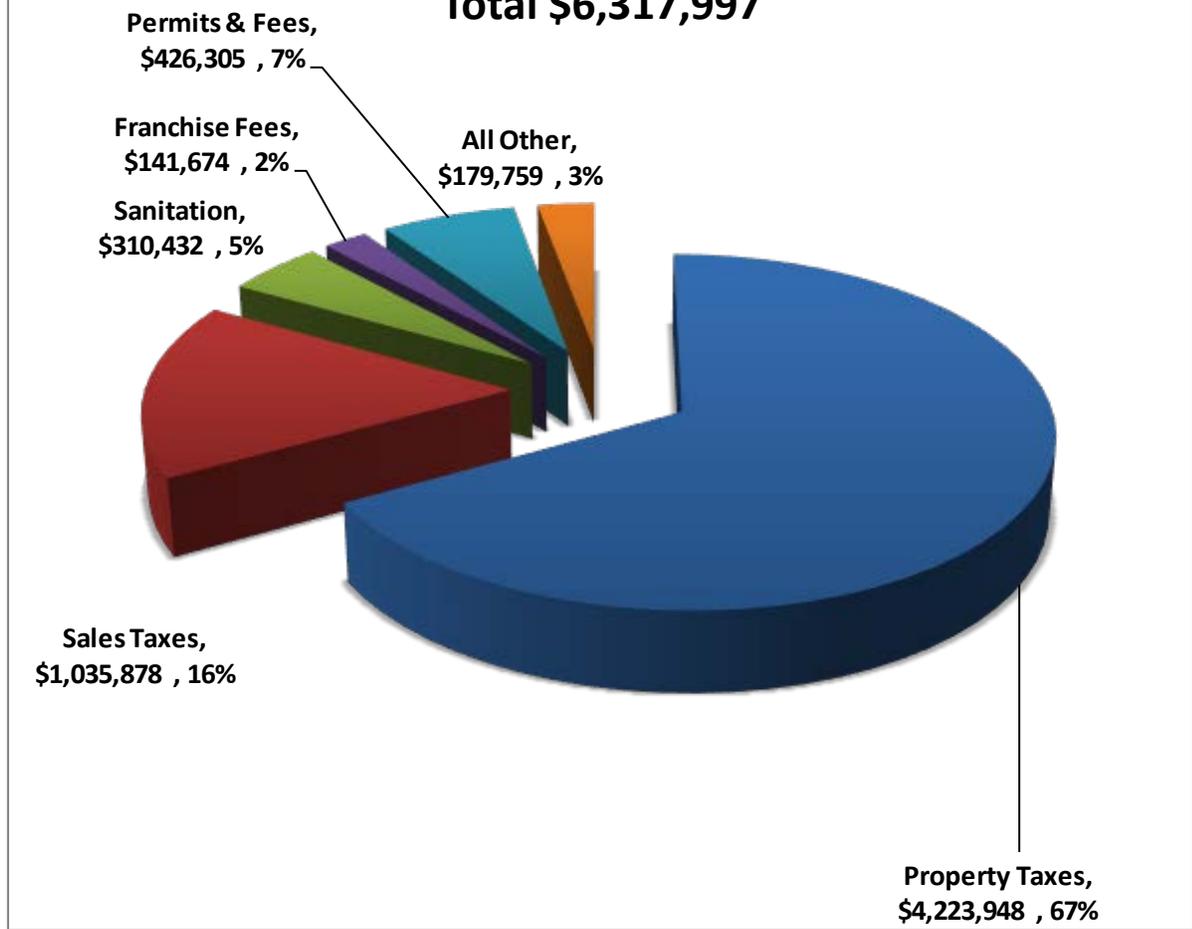
**GENERAL FUND
SUMMARY OF REVENUES AND EXPENDITURES
AS OF 12/31/22
25% OF BUDGET YEAR**

	Adopted Budget	Year to Date	% tage of Budget
REVENUES:			
Property Taxes	\$7,441,091	\$4,223,948	56.8%
Sales Taxes	3,312,861	1,035,878	31.3%
Franchise Fees	648,567	141,674	21.8%
Sanitation	1,104,000	310,432	28.1%
All Other	<u>783,155</u>	<u>606,064</u>	77.4%
TOTAL REVENUES	\$13,289,674	\$6,317,997	47.5%
Transfers In:	393,136	118,984	30.3%
EXPENDITURES:			
Public Safety	\$7,283,476	\$1,671,225	22.9%
Community Development	1,850,114	400,518	21.6%
Community Services	1,606,508	321,118	20.0%
General Government	1,292,490	348,695	27.0%
Non departmental	<u>476,250</u>	<u>278,678</u>	58.5%
TOTAL EXPENDITURES	\$12,508,838	\$3,020,235	24.1%
One Time Use of Fund Balance	1,526,114	654,038	42.9%

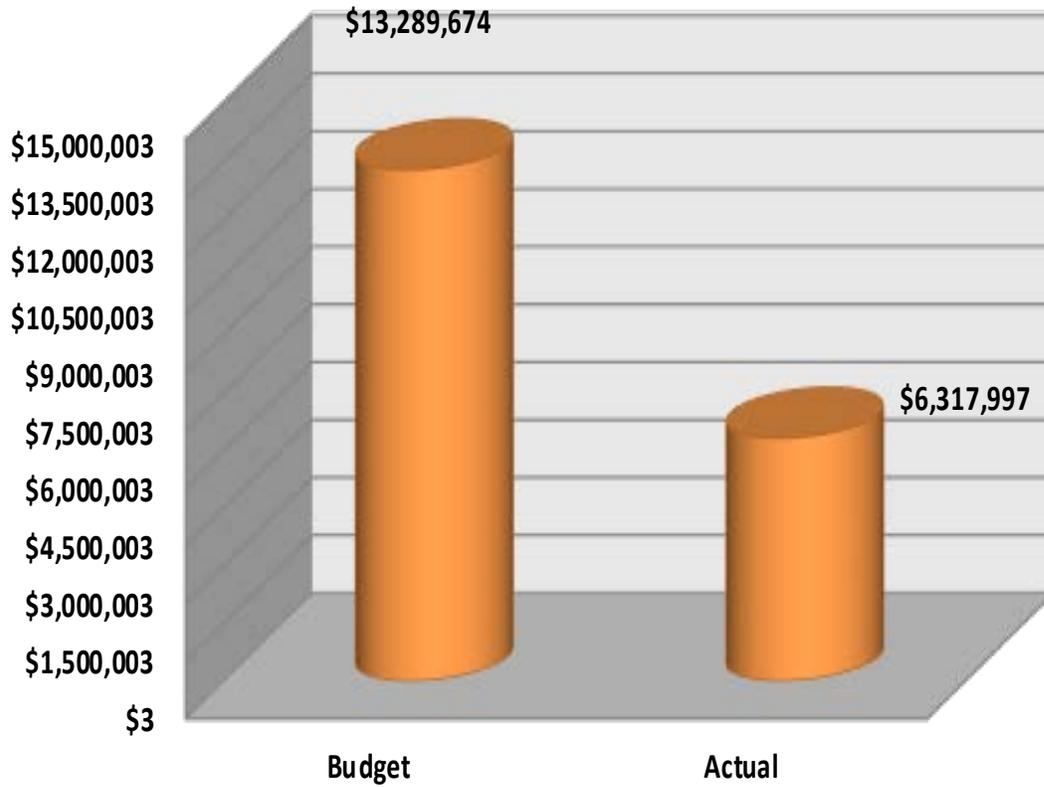
**GENERAL FUND
SUMMARY OF REVENUES AND EXPENDITURES
FOR FISCAL YEAR 2022-23
AS OF 12/31/22
25 % OF BUDGET YEAR**

	LAST YEAR			THIS YEAR		
	Annual Budget	Year-to-Date	% of Budget	Annual Budget	Year-to-Date	% of Budget
Revenues:						
Property Taxes	\$6,119,484	\$3,697,264	60.4%	\$7,441,091	\$4,223,948	56.8%
Sales Taxes	\$3,125,108	\$920,400	29.5%	\$3,312,861	\$1,035,878	31.3%
Franchise Fees	\$619,150	\$142,955	23.1%	\$648,567	\$141,674	21.8%
Permits & Fees	\$436,655	\$164,789	37.7%	\$402,655	\$426,305	105.9%
Sanitation	\$1,104,000	\$302,260	27.4%	1,104,000	\$310,432	28.1%
Senior Activities	\$44,000	\$5,290	12.0%	50,000	\$15,437	30.9%
Fines	\$290,000	\$84,289	29.1%	\$287,500	\$116,809	40.6%
Interest	\$10,000	\$865	8.7%	6,000	\$18,929	315.5%
Other Grants	\$145,749	\$41,198	28.3%		\$20,807	0.0%
SG&A Recovery SEDC			0.0%	\$27,000	\$6,750	25.0%
Miscellaneous	\$30,000	\$8,361	27.9%	\$10,000	\$1,026	10.3%
2021 Cov Fiscal Rcvy Grant						
Total Revenues	\$11,924,146	\$5,367,671	45.0%	\$13,289,674	\$6,317,997	47.5%
Transfers In:	\$379,904	\$115,676	30.4%	\$393,136	\$118,984	30.3%

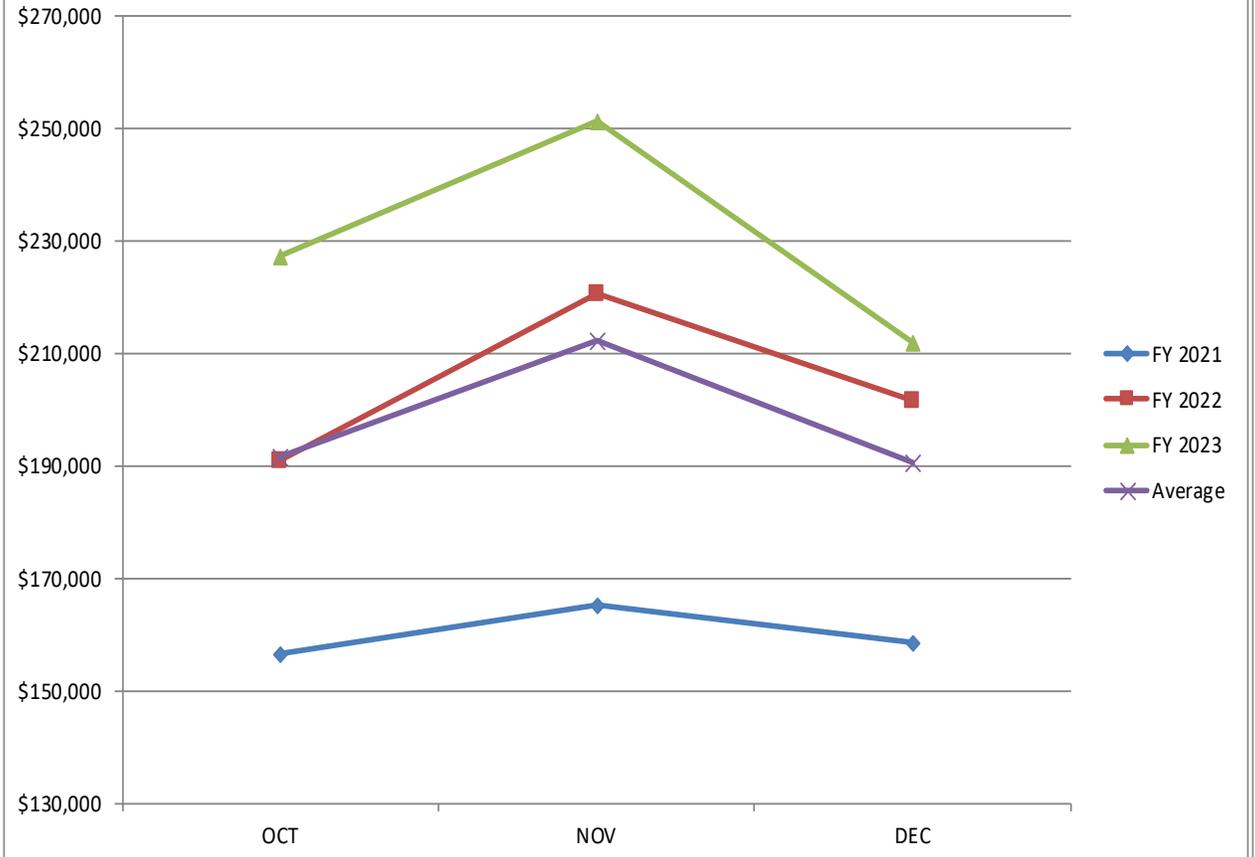
**General Fund Revenues
1st Quarter, FY 2023
Total \$6,317,997**



Year to Date Revenue Comparison General Fund

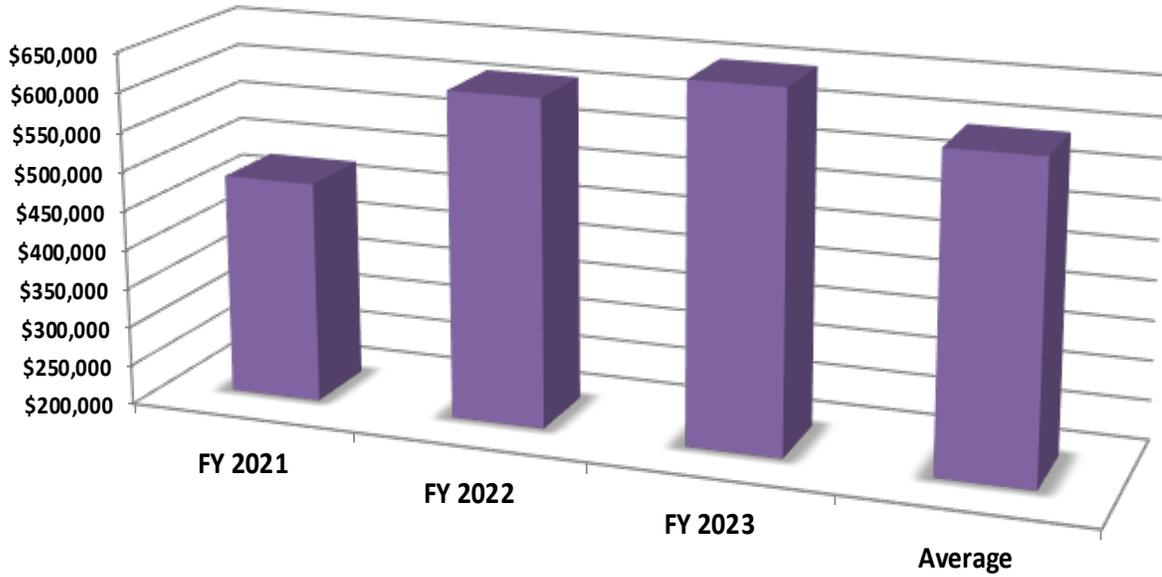


General Fund Sales Tax Comparison



	FY 2021	FY 2022	FY 2023	Three Year Average
OCT	156,466.05	190,825.92	227,390.01	191,560.66
NOV	165,176.32	220,810.91	251,254.88	212,414.04
DEC	158,595.92	201,749.86	211,940.69	190,762.15

Fiscal Year to Date Comparison - Sales Tax



	FY 2021	FY 2022	FY 2023	Three Year Average
Fiscal Year To Date	480,238.29	613,386.69	690,585.57	594,736.85



Sales & Use Tax Monthly Summary General Fund

December, 2022

History by Month					
Month	FY 20-21	FY 21-22	FY 22-23	Inc/(Dec) From Last Year	Percent +/-
October	\$ 156,466.05	\$ 190,825.92	\$ 227,390.01	\$ 36,564.09	19.2%
November	\$ 165,176.32	\$ 220,810.91	\$ 251,254.88	\$ 30,443.97	13.8%
December	\$ 158,595.92	\$ 201,749.86	\$ 211,940.69	\$ 10,190.83	5.1%
January	\$ 163,822.10	\$ 196,537.55	\$ -		0.0%
February	\$ 212,017.52	\$ 254,002.15	\$ -		0.0%
March	\$ 157,843.43	\$ 188,038.12	\$ -		0.0%
April	\$ 132,102.35	\$ 174,238.14	\$ -		0.0%
May	\$ 230,658.28	\$ 261,175.63	\$ -		0.0%
June	\$ 185,749.46	\$ 222,722.87	\$ -		0.0%
July	\$ 192,486.72	\$ 221,516.96	\$ -		0.0%
August	\$ 219,679.89	\$ 253,274.98	\$ -		0.0%
September	\$ 175,919.10	\$ 247,555.63	\$ -		0.0%
Total General Fund	\$ 2,150,517.11	\$ 2,632,448.70	\$ 690,585.57	\$ 77,198.88	12.6%

Actual to Budget					
GF Budget FY 2023				\$ 2,241,141	
	<u>PERCENT YTD</u>	<u>AMOUNT YTD</u>			
Target to Budget	25.00%	\$ 560,285.25			
Actual to Budget	30.81%	\$ 690,585.57			
Amount Over/(Under)		\$ 130,300.32			
Percent +/-		5.81%		<u>OVER/(UNDER)</u>	<u>% +/-</u>
September 30 Forecast			\$ 2,963,760	\$ 722,619	32.2%

Actual to Actual					
	FY 20-21	FY 21-22	FY 22-23	Inc/(Dec) From Last Year	Percent +/-
Year to Date	\$ 480,238.29	\$ 613,386.69	\$ 690,585.57	\$ 77,198.88	12.6%

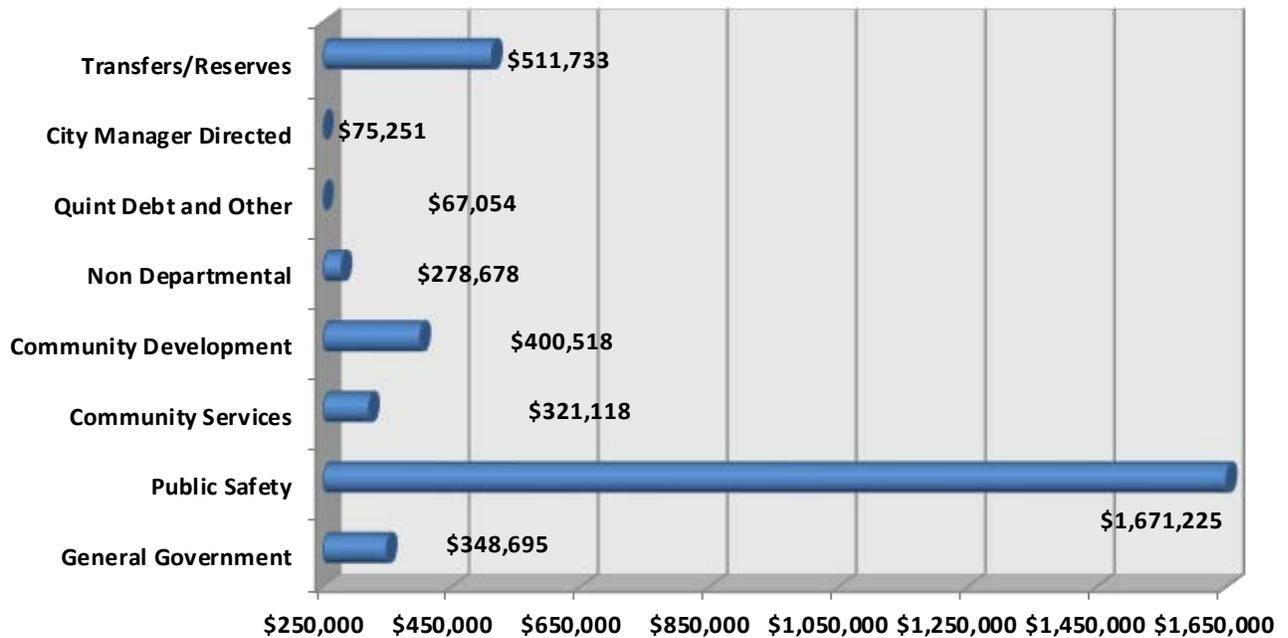
Total Sales Tax & Distribution				
	General Fund	PTR	4B	Total
This Month	\$ 211,940.69	\$ 105,970.34	\$ 105,970.34	\$ 423,881.37
Year to Date	\$ 690,585.57	\$ 345,292.78	\$ 345,292.78	\$ 1,381,171.13

NOTE: SALES TAX IS RECEIVED FROM THE STATE TWO MONTHS AFTER THE ACTUAL SALE DATE.

**GENERAL FUND
SUMMARY OF REVENUES AND EXPENDITURES
FOR FISCAL YEAR 2022-23
AS OF 12/31/22
25 % OF BUDGET YEAR**

	LAST YEAR			THIS YEAR		
	Annual Budget	Year-to-Date	% of Budget	Annual Budget	Year-to-Date	% of Budget
Expenditures:						
City Council	\$9,650	\$21	0.2%	\$9,650	\$388	4%
City Manager	\$268,913	\$68,939	25.6%	\$277,637	\$74,631	27%
City Secretary	\$149,173	\$29,764	20.0%	\$172,119	\$38,383	22%
Finance	\$388,341	\$121,464	31.3%	\$476,843	\$115,938	24%
Animal Services	\$181,507	\$33,816	18.6%	\$184,385	\$34,789	19%
Code Enforcement	\$207,761	\$32,977	15.9%	\$226,661	\$48,301	21%
Bldg Inspection/Services	\$472,169	\$124,873	26.4%	\$485,650	\$116,485	24%
Health Inspection	\$121,546	\$25,932	21.3%	\$121,653	\$26,892	22%
Police	\$2,973,531	\$599,653	20.2%	\$3,126,120	\$693,727	22%
Planning	\$122,965	\$15,922	12.9%	\$135,806	\$32,039	24%
Fire	\$2,643,920	\$590,285	22.3%	\$2,862,154	\$666,038	23%
Municipal Court	\$177,872	\$38,186	21.5%	\$197,828	\$44,582	23%
Library	\$237,960	\$53,548	22.5%	\$205,107	\$48,936	24%
Senior Center	\$210,708	\$40,392	19.2%	\$200,671	\$52,748	26%
Streets	\$464,405	\$95,773	20.6%	\$478,912	\$105,950	22%
Sanitation	\$955,927	\$167,373	17.5%	\$1,002,902	\$174,853	17%
Support Services	\$921,331	\$224,115	24.3%	\$936,694	\$234,171	25%
Parks	\$411,536	\$54,048	13.1%	\$401,432	\$70,852	18%
Emergency Medical Service	\$174,123	\$42,881	24.6%	\$174,123	\$42,500	24%
Information Technology	\$171,965	\$65,441	38.1%	\$178,500	\$78,610	44%
Human Resources	\$171,434	\$36,993	21.6%	\$177,741	\$40,745	23%
Non Departmental	\$450,913	\$219,724	48.7%	\$476,250	\$278,678	59%
Total Expenditures	\$11,887,650	\$2,682,120	22.6%	\$12,508,838	\$3,020,235	24%
Debt Payment (Quint)	\$67,500	\$67,054	99.3%	\$67,500	\$67,054	99.3%
PEG Reserves	\$6,700	\$0		\$6,700	\$0	
Transfers and Reserves	\$611,733	\$700,692	115%	\$1,136,733	\$511,733	45.0%
Use of Fund Balance Projects	\$1,047,476	\$332,237	31.7%	315,181	75,251	23.9%

**General Fund Expenditures, Transfers and One Time
Fund Balance Outlays
1st Quarter FY 2023
Total \$3,674,272**



General Government

City Council, City Manager, City Secretary, Information Technology, Human Resources and Finance

Community Development

Building Services, Code Enforcement, Streets, Parks, Planning

Community Services

Municipal Court, Library, Senior Center, Sanitation

Public Safety

Police, Fire, Ambulance, Support Services, Animal Services

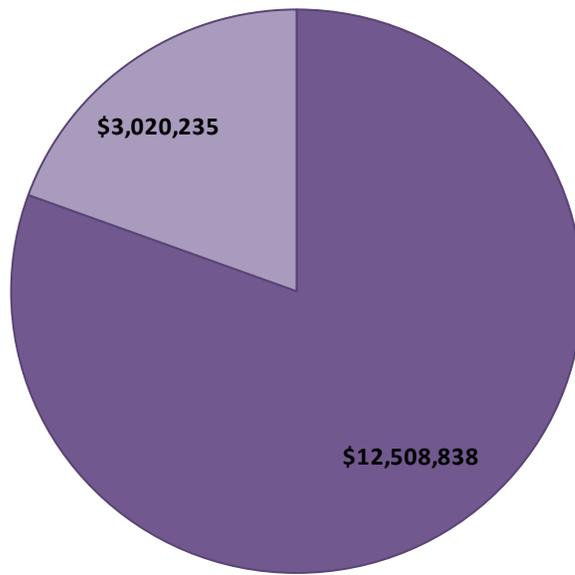
Transfers/Reserves

Transfers for Street Maintenance and Vehicle Replacement

**General Fund
Use of Fund Balance Projects
FY 2023**

	<u>Budget</u>	<u>Actual</u>
Firefighting Equipment	92810	74,991
Fire Vehicle Purchase	30329	
Animal Services Outdoor Kennel	35000	
Police Equipment	11766	
Police Equipment -Drones	41297	
Support Electronic warrants	11250	
Streets Dept Utility Trailer	8060	
Building Improvement-Senior Center Window	16200	
Building Improvement-City Hall Doors	13469	260.00
Update to the City zoning map	25000	
Emergency Siren Replacement	25000	
Tuition Reimbursement	5000	
Total	315,181	75,251

Year to Date Expenditure Comparison General Fund



Budget	Actual
\$12,508,838	\$3,020,235

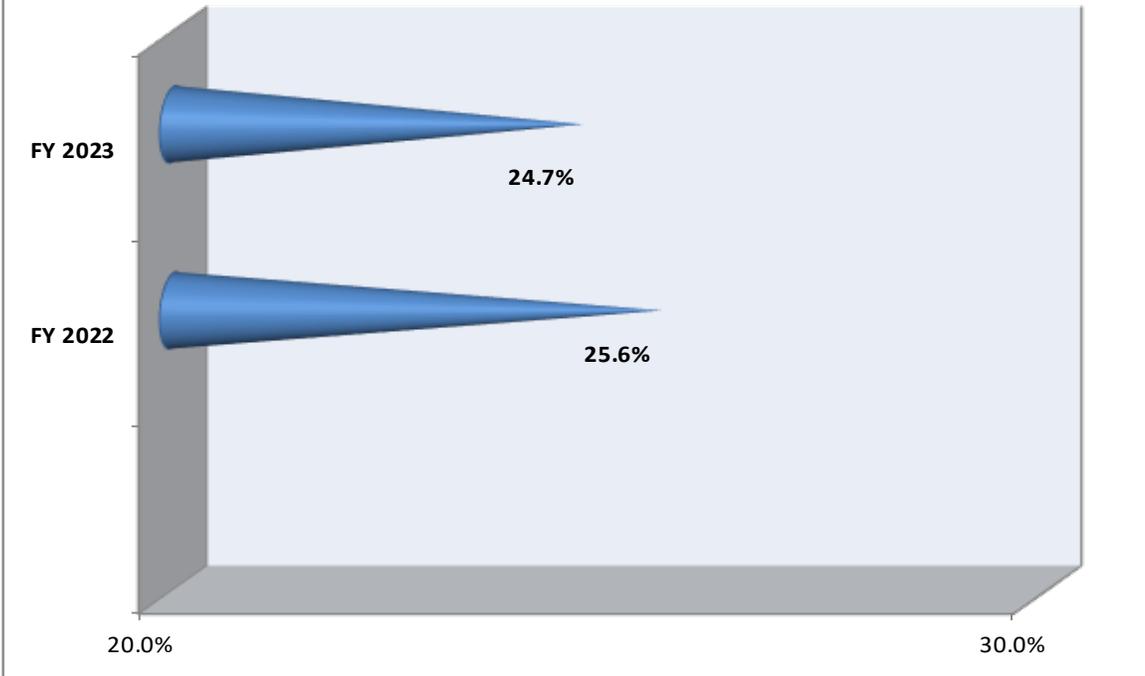
**WATER AND SEWER FUND
SUMMARY OF REVENUES AND EXPENDITURES
AS OF 12/31/22
25% OF BUDGET YEAR**

	Budget	Year to Date	% tage of Budget
REVENUES:			
Water Sales	\$3,999,381	\$989,799	24.7%
Sewer Sales	3,729,362	995,746	26.7%
All Other	<u>294,438</u>	<u>157,867</u>	53.6%
TOTAL REVENUES	\$8,023,181	\$2,143,413	26.7%
EXPENDITURES:			
Water Services	\$2,743,069	\$464,205	16.9%
Sewer Services	2,943,741	888,976	30.2%
Debt Service Transfer	1,131,077	282,769	25.0%
Non Departmental	184,019	86,657	47.1%
All Other	<u>576,047</u>	<u>142,150</u>	24.7%
TOTAL EXPENDITURES	\$7,577,953	\$1,864,756	24.6%
Use of Reserve	1,477,830	21,449	1.5%
Transfers Out	365,536	91,384	25.0%

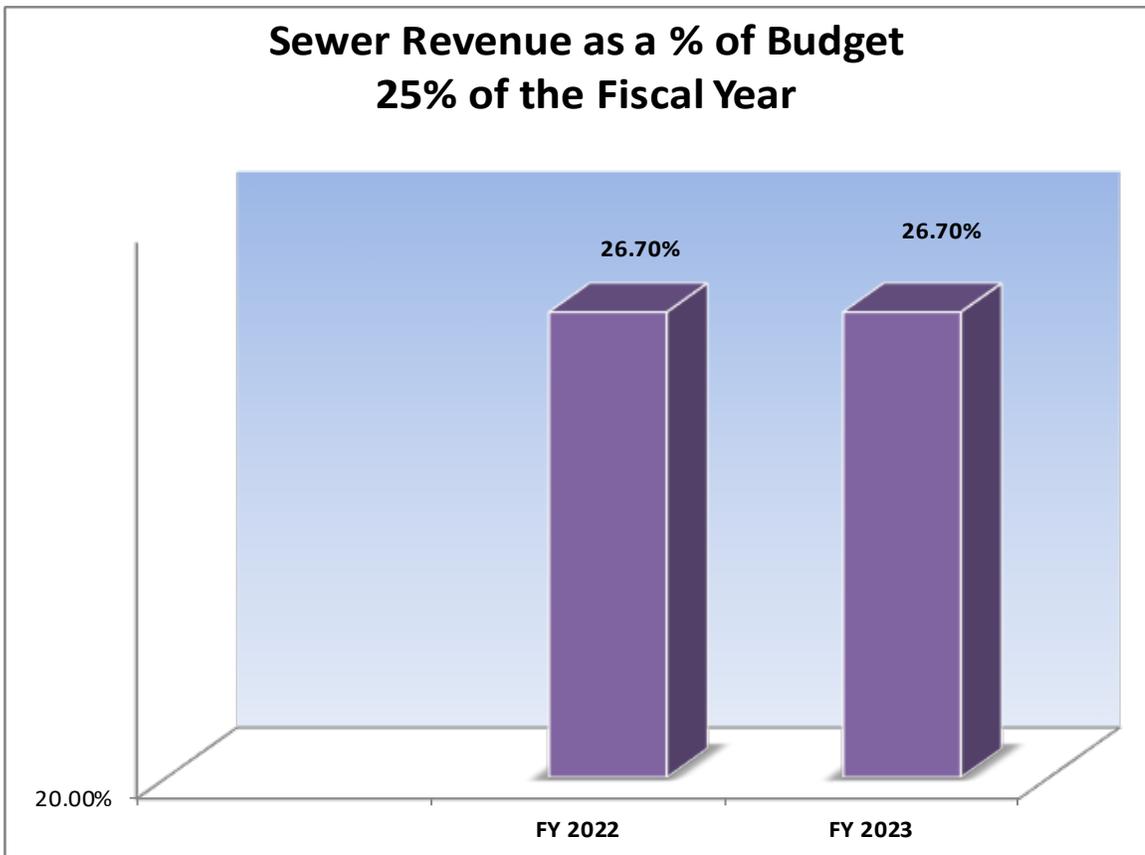
**WATER AND SEWER FUND
SUMMARY OF REVENUES AND EXPENDITURES
FOR FISCAL YEAR 2022-23
AS OF 12/31/22
25 % OF BUDGET YEAR**

	LAST YEAR			THIS YEAR		
	Annual Budget	Year-to-Date	% of Budget	Annual Budget	Year-to-Date	% of Budget
Revenues:						
Water Sales	\$3,794,159	\$970,512	25.6%	\$3,999,381	\$989,799	24.7%
Sewer Service	\$3,276,490	\$875,569	26.7%	\$3,729,362	\$995,746	26.7%
Outside Contractor Tap Fees	\$0	\$10,900	0.0%	\$0	\$11,550	0.0%
Penalties and Interest	\$160,000	\$72,168	45.1%	\$160,000	\$71,079	44.4%
Pretreatment Sewer Revenue	\$60,938	\$14,360	23.6%	\$60,938	\$14,360	23.6%
Reconnection Fees	\$50,000	\$9,700	19.4%	\$50,000	\$12,560	25.1%
Meter Installation	\$5,000	\$2,000	40.0%	\$5,000	\$3,200	64.0%
Online Payment Fee	\$7,500	\$2,389	31.9%	\$7,500	(\$136)	-1.8%
Interest Earnings	\$10,000	\$792	7.9%	\$10,000	\$21,579	215.8%
Miscellaneous	\$1,000	\$806	80.6%	\$1,000	(\$624)	-62.4%
Bank and NSF Fees	\$0	\$180	0.0%	\$0	\$330	0.0%
Water Tap Fees	\$0	\$5,400	0.0%	\$0	\$6,200	0.0%
Sewer Tap Fees	\$0	\$3,500	0.0%	\$0	\$3,750	0.0%
Care-Flite Fees	\$0			\$0	\$14,018	0.0%
Total Revenues	\$7,365,087	\$1,968,277	26.7%	\$8,023,181	\$2,143,413	26.7%
Transfers In:			0.0%			
Expenditures:						
Utility Administration	\$228,306	\$50,657	22.2%	\$249,827	\$60,753	24.3%
Water Services	\$2,557,846	\$448,575	17.5%	\$2,743,069	\$464,205	16.9%
Sewer Services	\$2,765,961	\$706,570	25.5%	\$2,943,741	\$888,976	30.2%
Customer Services	\$301,313	\$85,687	28.4%	\$326,220	\$81,397	25.0%
Non Departmental	\$162,191	\$108,470	66.9%	\$184,019	\$86,657	47.1%
Debt Service Transfer	\$1,131,077	\$282,769	25.0%	\$1,131,077	\$282,769	25.0%
Total Expenditures	\$7,146,694	\$1,682,728	23.5%	\$7,577,953	\$1,864,756	24.6%
Transfers Out	\$352,304	\$88,076	25.0%	\$365,536	\$91,384	25.0%
Capital Outlay - Other Equip						
2 Kubota 60" zero turn mowers	21,450	-	0.0%			0.0%
3 Vehicles W&S-Constr Inspect	85,000	-	0.0%			0.0%
Cityworks System	18,925		0.0%	\$18,925		0.0%
Open Gov Software Support	30,833	30,703.05	0.0%	\$30,833		0.0%
EPA Mandates	20,200			\$20,200		0.0%
Vehicles	68,000		0.0%	\$68,000		0.0%
Northern Basin Interceptor Eng	169,000	\$50,610		\$100,000	\$21,449	21.4%
Capital Projects	400,000		0.0%	\$1,000,000		0.0%
Lift Station Condition Assessment	110,000		93.3%	\$110,000		0.0%
Jetter Trailer				\$82,526		0.0%
Dump Trailer				\$17,560		0.0%
Blue Diamond boom mower w/82" grapple attachment				\$29,786		0.0%

Water Revenue as a % of Budget 25% of the Fiscal Year



Sewer Revenue as a % of Budget 25% of the Fiscal Year



OTHER FUNDS: FINANCIAL SUMMARY
FOR FISCAL YEAR 2022-23
AS OF 12/31/22
25% of Budget Year

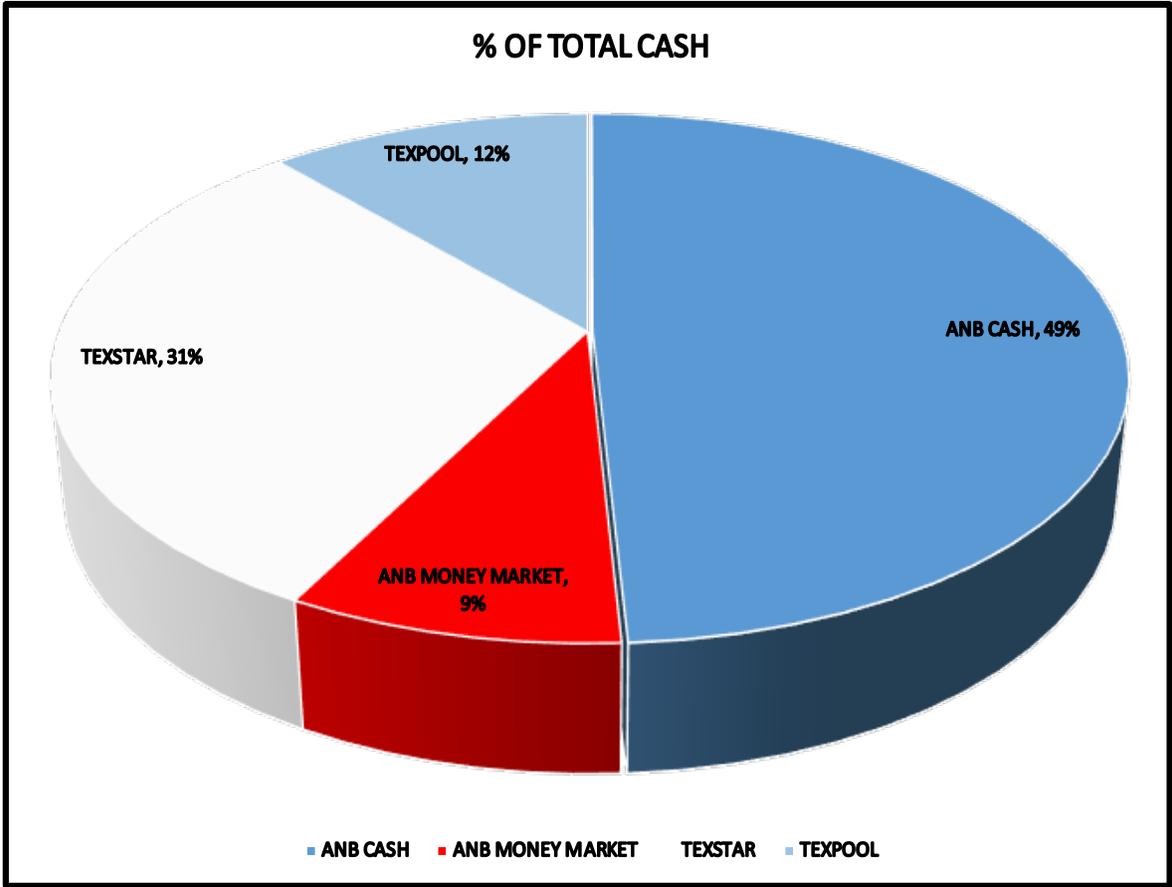
FUND #	FUND NAME	FY 2022 ACTUAL YTD REVENUES	FY 2023 ANNUAL REVENUE BUDGET	FY 2023 ACTUAL YTD REVENUES
ENTERPRISE FUNDS				
21	W&S Debt Service	\$282,774	\$1,131,427	\$283,250
22	W&S Improvements	\$0	\$1,000,000	\$0
61	Storm Water	\$60,456	\$238,665	\$69,840
81	Group Insurance			
SPECIAL REVENUE FUNDS				
29	Police Seizure State	-	-	-
32	Miscellaneous Grants	\$1,172	\$1,500	\$687
35	Recycle Revenue Fund	-	\$500	-
36	Municipal Court	\$4,282	\$15,650	\$6,346
38	Park Development	-	-	-
39	Hotel Motel Fund	\$14,367	\$40,000	\$15,299
42	Park Maintenance	40	\$2,000	\$30
45	Animal Shelter	\$925	\$3,000	-
46	Animal Shelter Building	-	-	\$542
47	Vehicle Replacement Fund	\$42,000	\$44,500	\$42,000
48	Technology Replacement	\$17,500	\$17,500	\$17,500
50	TLEOSE	-	\$2,000	-
56	Toy Drive Donations	-	-	\$262
59	Developer Review Fund	-	-	\$0
72-79	Developers	\$80,000	-	\$25,000
DEBT SERVICE FUND				
2	General Debt Service	\$470,530	-	-
CAPITAL PROJECTS				
43	Street Maintenance	\$569,737	\$469,733	\$471,038
44	2019 Street Projects	\$28	-	\$338
55	Covid Loc Fisc Rcv Fund	89,019	-	\$35,147
64	Police Station CIP	147	\$350	\$41,733

FY 2022 ACTUAL YTD EXPENDITURES	FY 2023 ANNUAL EXPENDITURE BUDGET	FY 2023 ACTUAL YTD EXPENDITURES
ENTERPRISE FUNDS		
\$635,040	\$1,131,077	\$633,545
\$704	\$1,000,000	\$2,562
\$27,568	\$65,260	\$68,896
SPECIAL REVENUE FUNDS		
244.08	-	-
\$500	\$1,500	\$50
99	\$500	\$212
\$255	\$10,997	-
55,192.50	-	-
-	\$31,000	-
-	-	-
-	\$3,000	-
-	-	-
-	\$38,813	-
\$5,076	\$17,500	\$8,036
\$35	\$1,000	\$150
-	-	-
-	-	\$16,543
9,956.97	-	\$2,909
DEBT SERVICE FUND		
-	874,912.00	-
CAPITAL PROJECTS		
\$7,590	\$469,000	\$30,960
\$112,779	-	\$8,769
-	-	-
\$12,052	\$5,447,682	\$3,691

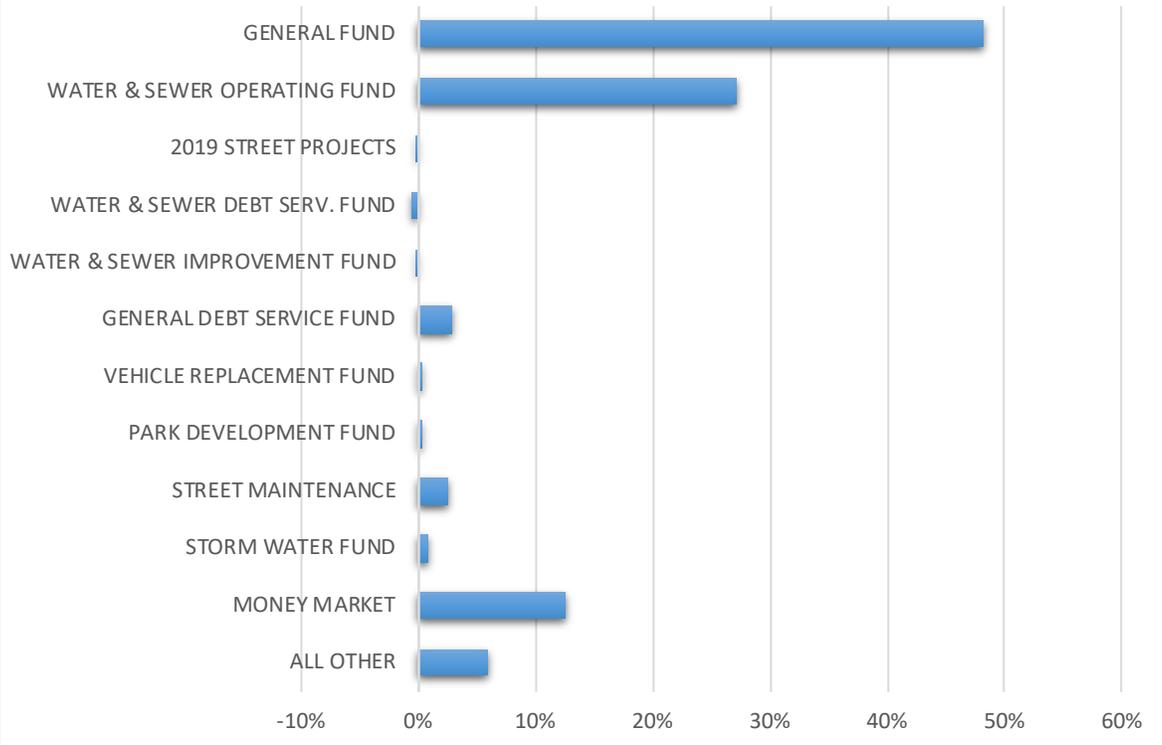
**CITY OF SEAGOVILLE
CASH REPORT
1st QUARTER FY 2023**

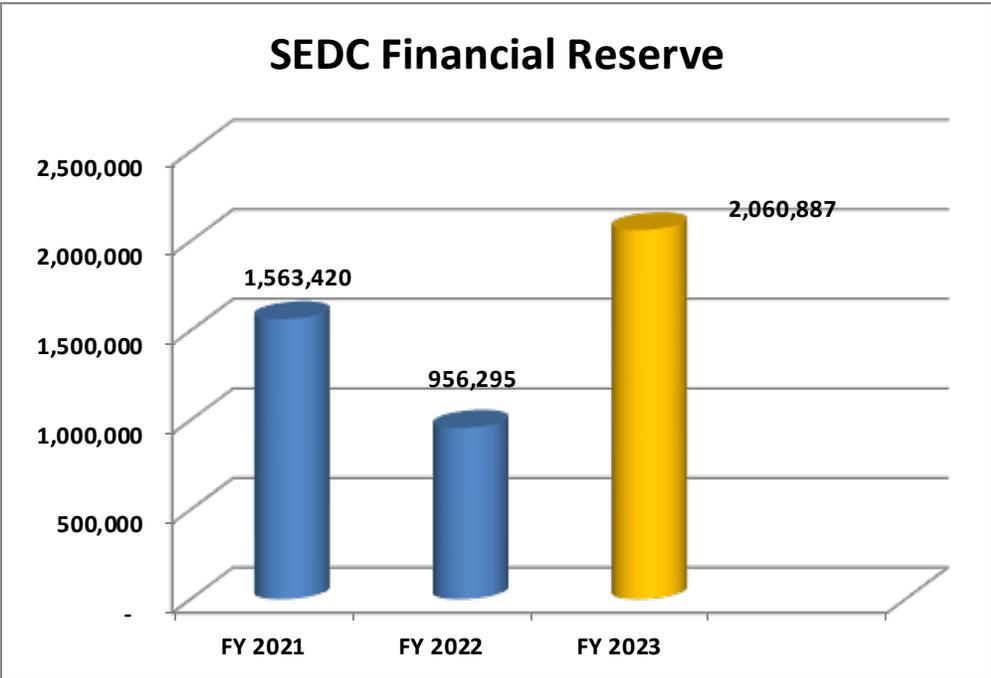
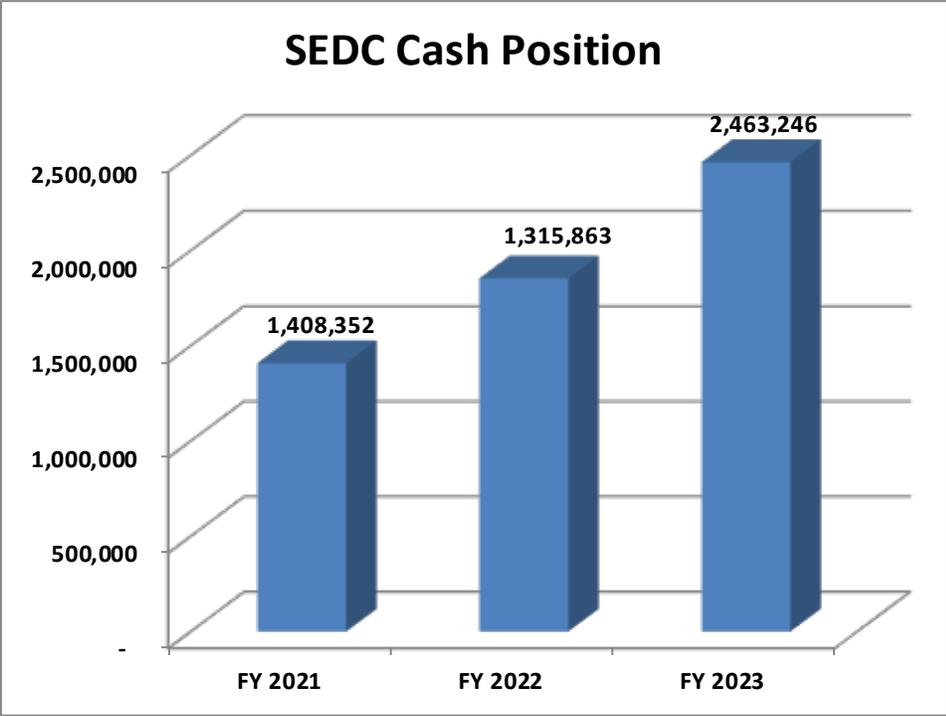
Bank Acct#	Bank Account Name	ACCT BALANCE AS OF SEP 30, 2022	CHANGES	ACCT BALANCE AS OF DEC 31, 2022
4600543237	SMART METER ACCOUNT MONEY MKT	-	-	-
*5157	GENERAL FUND MONEY MARKET ACCT	1,009,127.57	4,402.16	1,013,529.73
*5181	W&S MONEY MARKET ACCT	1,512,492.22	6,598.02	1,519,090.24
800008997	ANB Group Insurance Trust Bank	25.06	0.19	25.25
800000838	ANB PAYROLL FUND	13,935.48	(1,970.91)	11,964.57
4600130068	ANB ROOF	32,718.97	0.81	32,719.78
4600016705	ANB PEG	117,464.03	2.89	117,466.92
800007205	ANB PRIMARY	10,793,726.47	3,524,309.21	14,318,035.68
800013104	ANB ANIMAL SHELTER OPERATIONS	4,795.89	542.32	5,338.21
TOTALS	CASH ACCOUNTS	13,484,285.69	3,533,884.69	17,018,170.38
572915620	TEXSTAR- FY 2015 BONDS	149,216.34	1,304.62	150,520.96
572920190	TEXSTAR- 2019 BONDS	38,702.81	338.35	39,041.16
572920210	TEXSTAR- 2021 NEW POLICE STATION	4,773,126.13	41,732.79	4,814,858.92
572920211	TEXSTAR- 2021 CLFRF	4,019,846.16	35,147.17	4,054,993.33
449/1291300001	TEXPOOL-GENERAL FUND	1,609,190.58	14,266.23	1,623,456.81
449/1291300003	TEXPOOL-WATER AND SEWER	1,362,142.11	12,076.05	1,374,218.16
449/1291300004	TEXPOOL-WATER DEPOSIT FUND	327,669.84	2,904.94	330,574.78
449/1291300006	TEXPOOL-GOVT DEBT SVC	11,845.24	105.01	11,950.25
449/1291300007	TEXPOOL-WATER AND SEWER DEBT SVC	54,183.13	480.45	54,663.58
TOTALS	INVESTMENT ACCOUNTS	12,345,922.34	108,355.61	12,454,277.95
GRAND TOTAL		\$ 25,830,208.03	\$ 3,642,240.30	\$ 29,472,448.33

BANK	% OF TOTAL CASH
ANB CASH	49%
ANB MONEY MARKET	9%
TEXSTAR	31%
TEXPOOL	12%



% OF CASH BALANCE



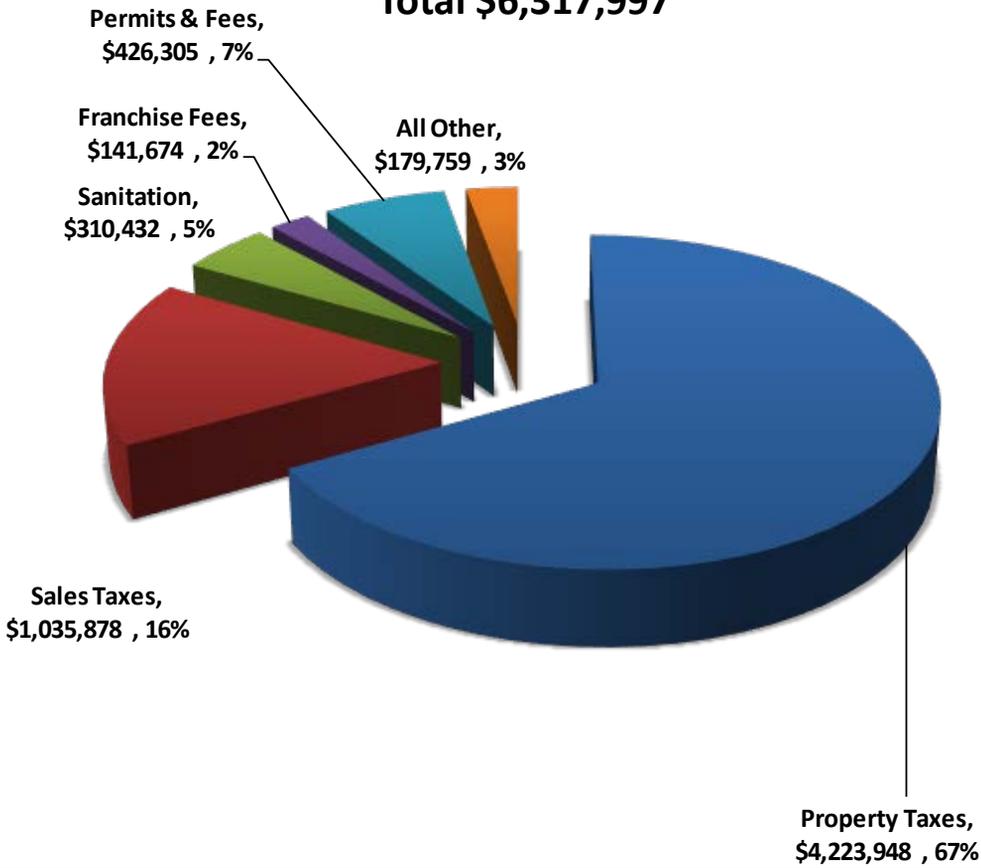




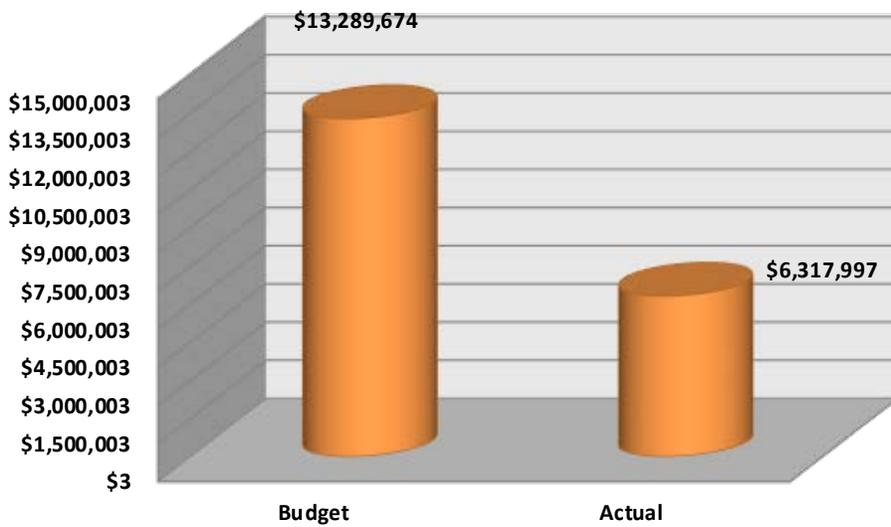
FY 2023 Financials

December 2022

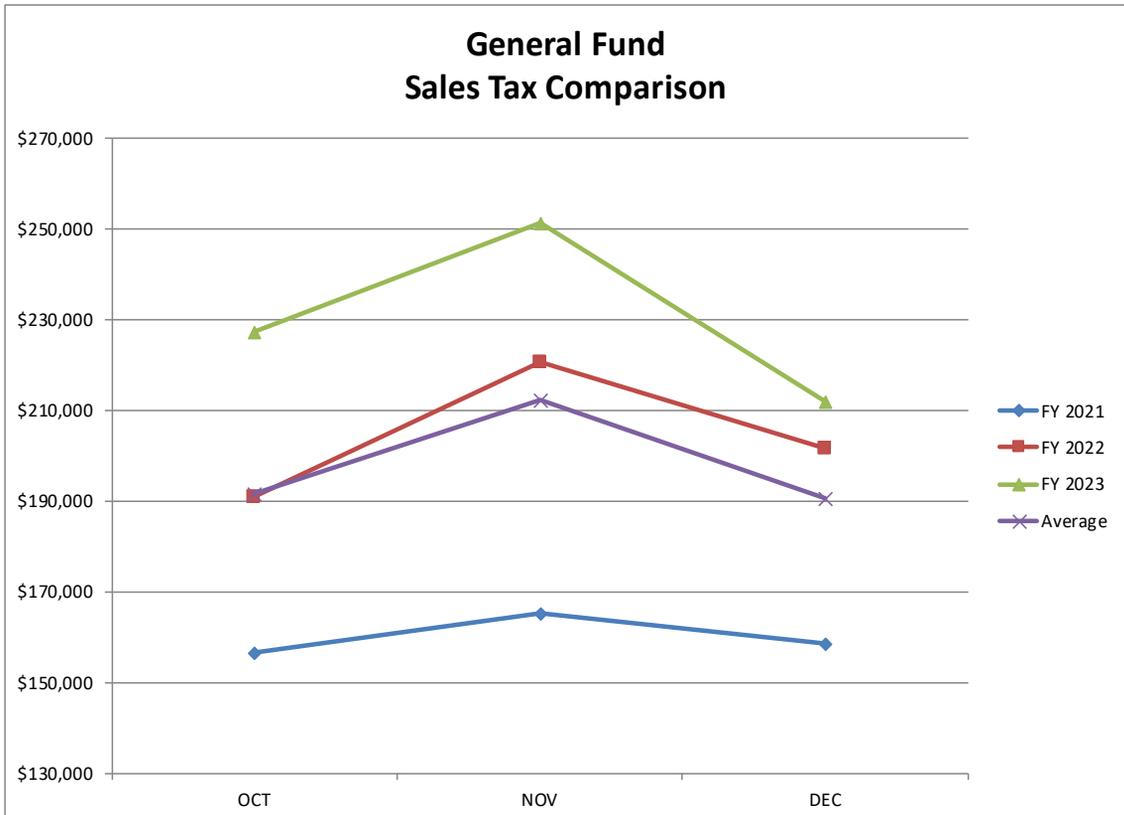
**General Fund Revenues
1st Quarter, FY 2023
Total \$6,317,997**



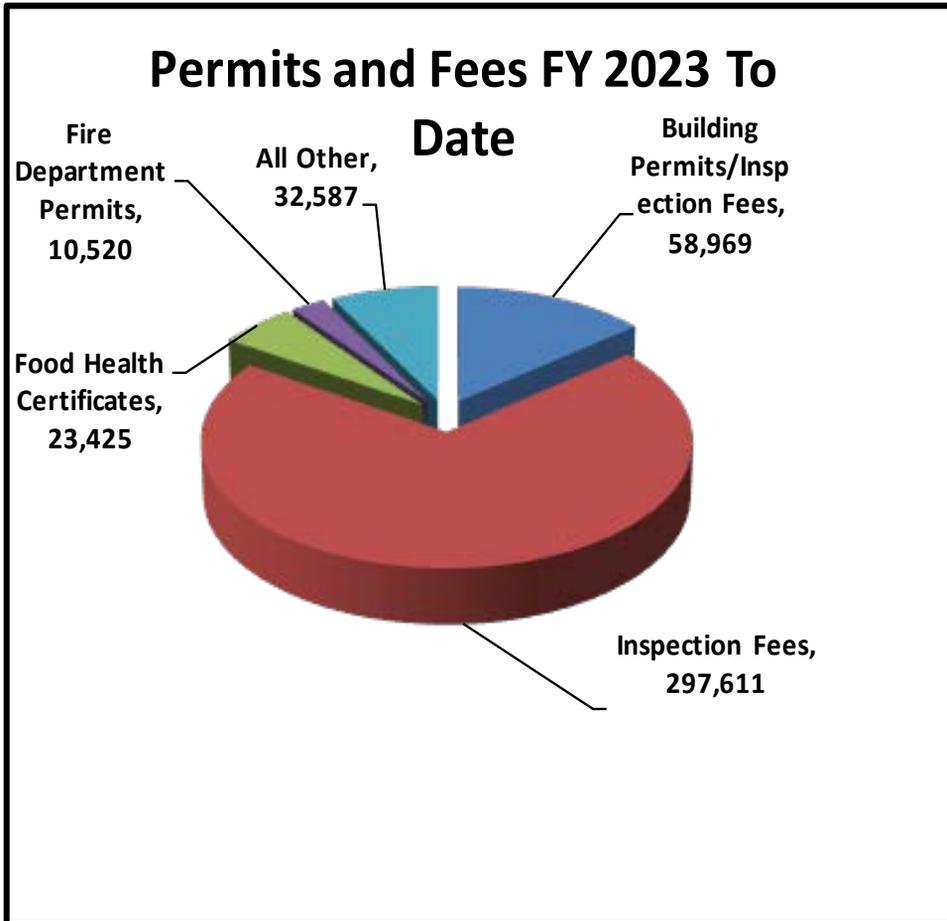
Year to Date Revenue Comparison General Fund



General Fund Sales Tax Comparison

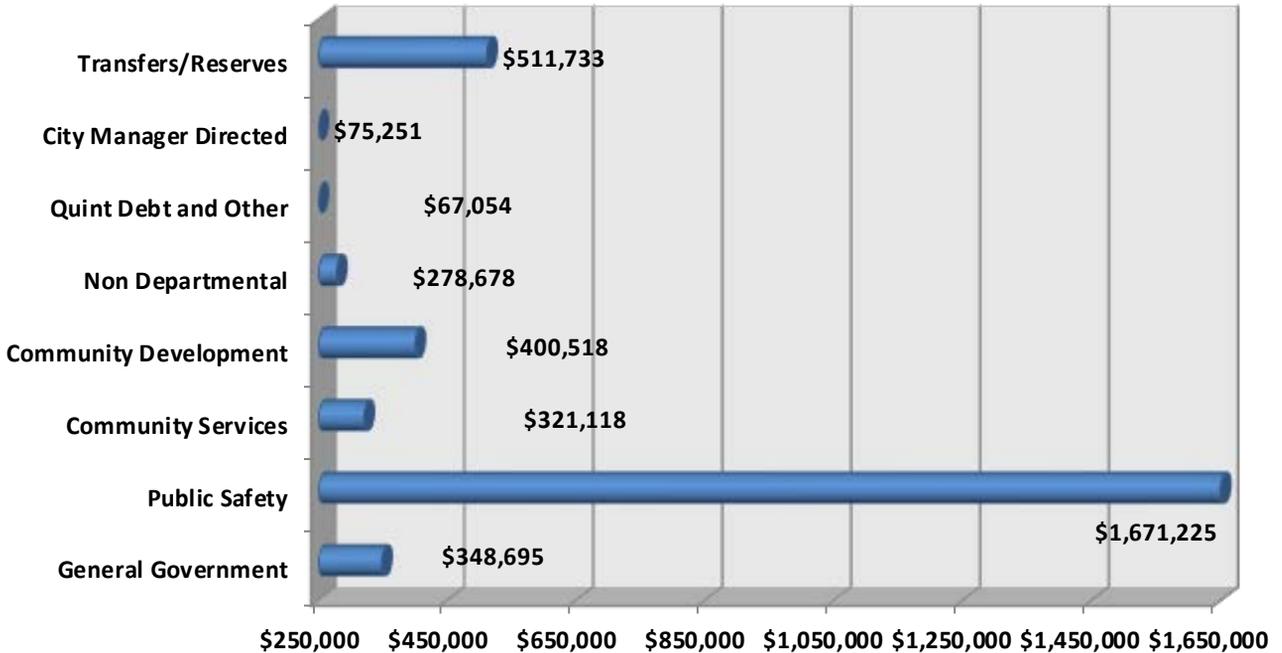


	FY 2021	FY 2022	FY 2023	Three Year Average
OCT	156,466.05	190,825.92	227,390.01	191,560.66
NOV	165,176.32	220,810.91	251,254.88	212,414.04
DEC	158,595.92	201,749.86	211,940.69	190,762.15



Permits and Fees are revenues generated by City oversight of a broad range of community development activities.

**General Fund Expenditures, Transfers and One Time
Fund Balance Outlays
1st Quarter FY 2023
Total \$3,674,272**



General Government

City Council, City Manager, City Secretary, Information Technology, Human Resources and Finance

Community Development

Building Services, Code Enforcement, Streets, Parks, Planning

Community Services

Municipal Court, Library, Senior Center, Sanitation

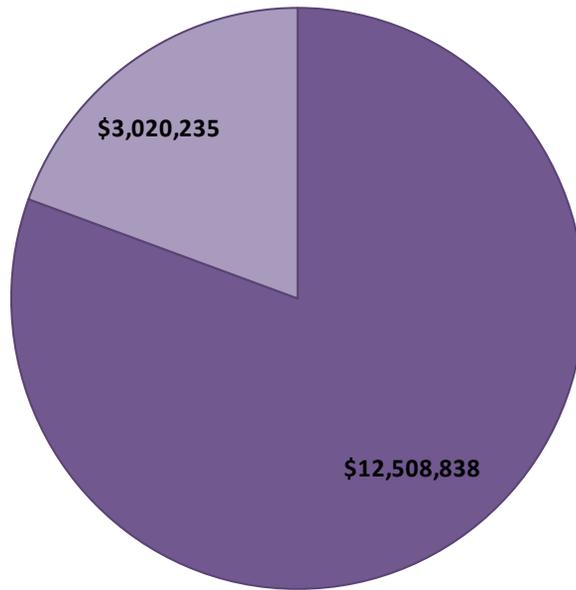
Public Safety

Police, Fire, Ambulance, Support Services, Animal Services

Transfers/Reserves

Transfers for Street Maintenance and Vehicle Replacement

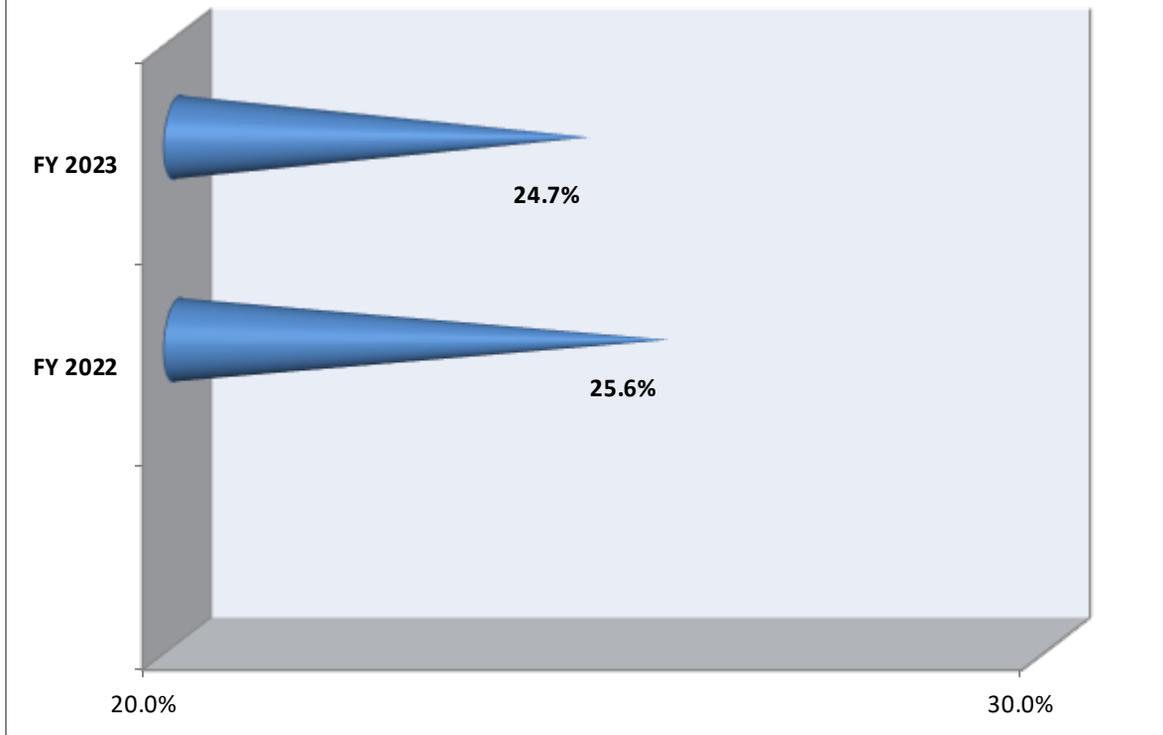
Year to Date Expenditure Comparison General Fund



Budget
\$12,508,838

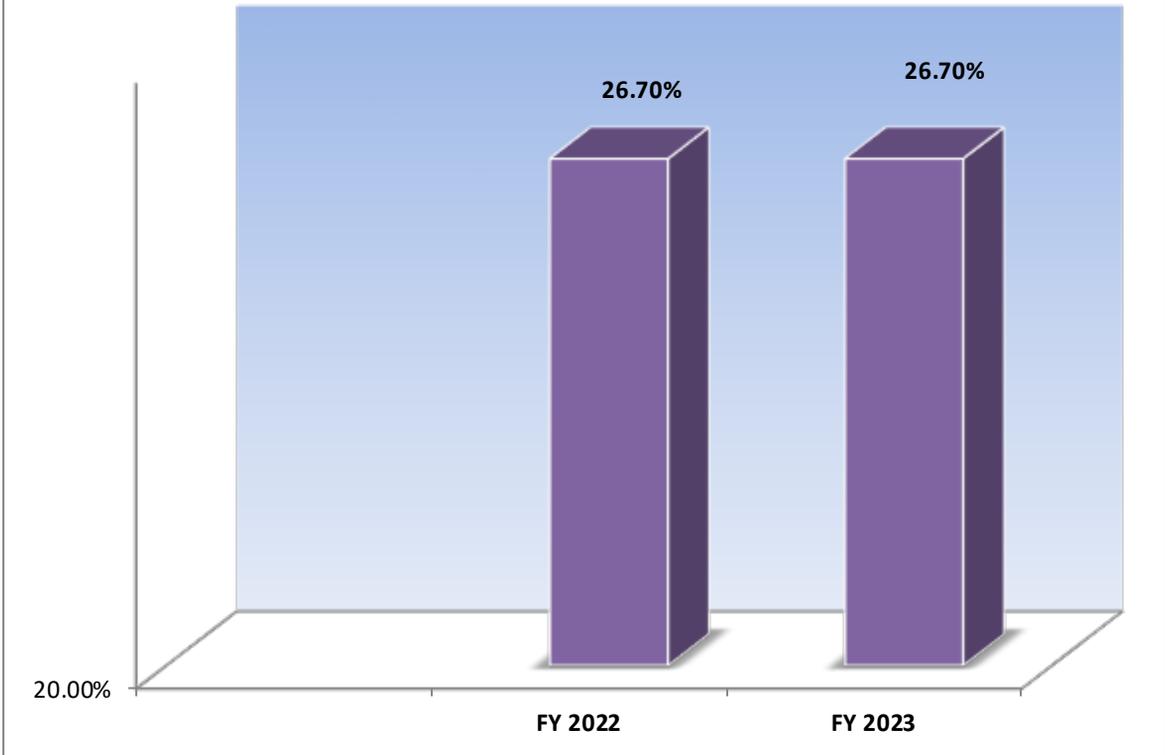
Actual
\$3,020,235

Water Revenue as a % of Budget 25% of the Fiscal Year



The 1st Quarter water revenue is within budget expectations.

Sewer Revenue as a % of Budget 25% of the Fiscal Year



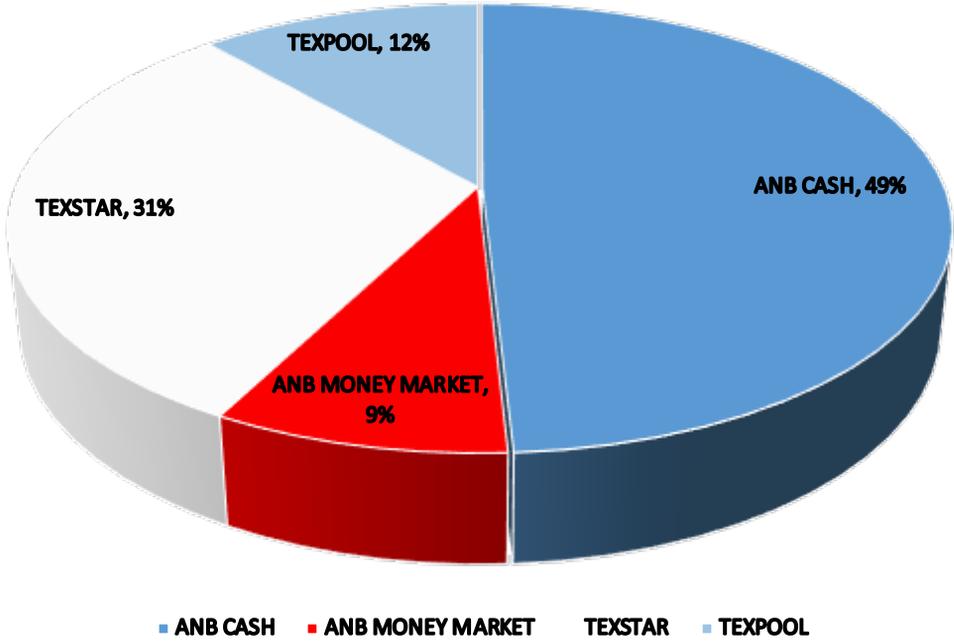
FY 2023 sewer revenue is within budget expectations.

CITY OF SEAGOVILLE
CASH REPORT
1st QUARTER FY 2023

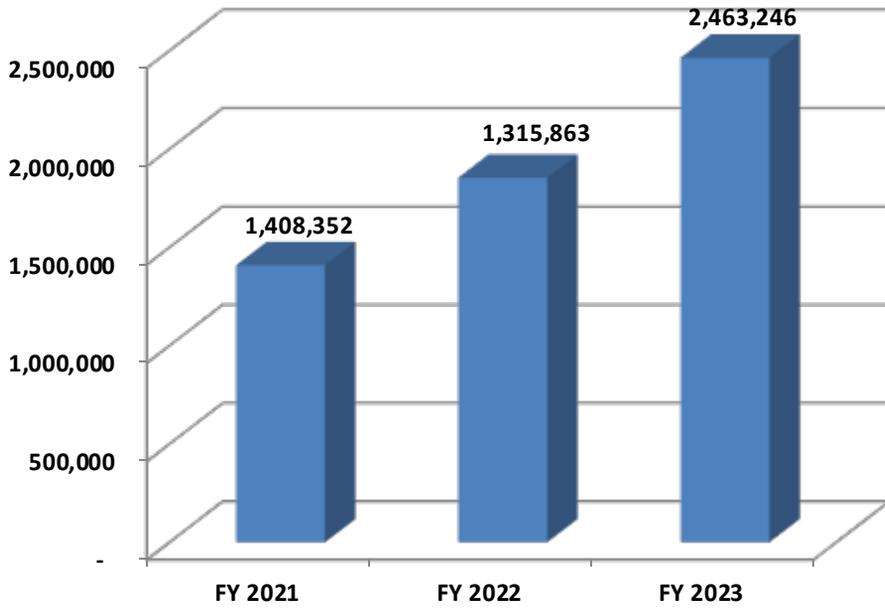
Bank Acct#	Bank Account Name	ACCT BALANCE AS OF SEP 30, 2022	CHANGES	ACCT BALANCE AS OF DEC 31, 2022
4600543237	SMART METER ACCOUNT MONEY MKT	-	-	-
*5157	GENERAL FUND MONEY MARKET ACCT	1,009,127.57	4,402.16	1,013,529.73
*5181	W&S MONEY MARKET ACCT	1,512,492.22	6,598.02	1,519,090.24
800008997	ANB Group Insurance Trust Bank	25.06	0.19	25.25
800000838	ANB PAYROLL FUND	13,935.48	(1,970.91)	11,964.57
4600130068	ANB ROOF	32,718.97	0.81	32,719.78
4600016705	ANB PEG	117,464.03	2.89	117,466.92
800007205	ANB PRIMARY	10,793,726.47	3,524,309.21	14,318,035.68
800013104	ANB ANIMAL SHELTER OPERATIONS	4,795.89	542.32	5,338.21
TOTALS	CASH ACCOUNTS	13,484,285.69	3,533,884.69	17,018,170.38
572915620	TEXSTAR- FY 2015 BONDS	149,216.34	1,304.62	150,520.96
572920190	TEXSTAR- 2019 BONDS	38,702.81	338.35	39,041.16
572920210	TEXSTAR- 2021 NEW POLICE STATION	4,773,126.13	41,732.79	4,814,858.92
572920211	TEXSTAR- 2021 CLFRF	4,019,846.16	35,147.17	4,054,993.33
449/1291300001	TEXPOOL-GENERAL FUND	1,609,190.58	14,266.23	1,623,456.81
449/1291300003	TEXPOOL-WATER AND SEWER	1,362,142.11	12,076.05	1,374,218.16
449/1291300004	TEXPOOL-WATER DEPOSIT FUND	327,669.84	2,904.94	330,574.78
449/1291300006	TEXPOOL-GOVT DEBT SVC	11,845.24	105.01	11,950.25
449/1291300007	TEXPOOL-WATER AND SEWER DEBT SVC	54,183.13	480.45	54,663.58
TOTALS	INVESTMENT ACCOUNTS	12,345,922.34	108,355.61	12,454,277.95
GRAND TOTAL		\$ 25,830,208.03	\$ 3,642,240.30	\$ 29,472,448.33

BANK	% OF TOTAL CASH
ANB CASH	49%
ANB MONEY MARKET	9%
TEXSTAR	31%
TEXPOOL	12%

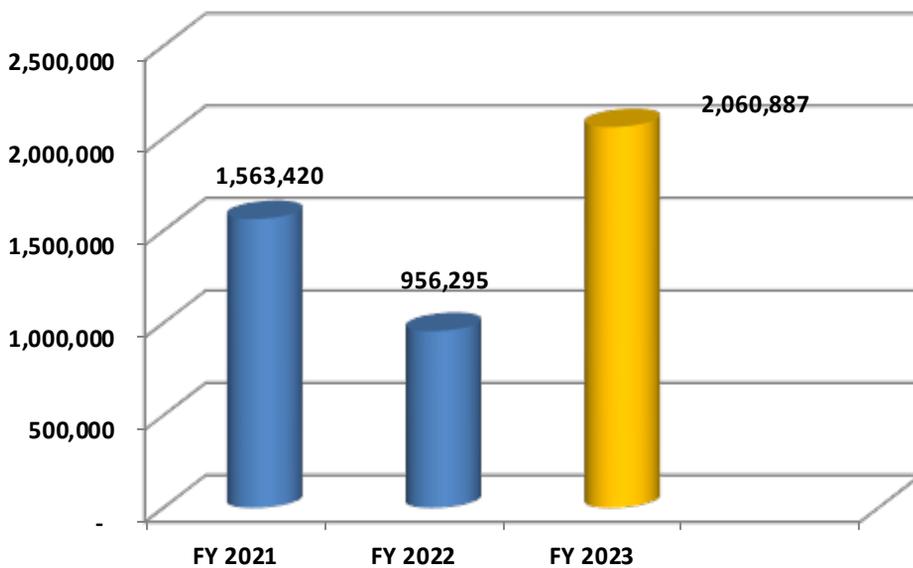
% OF TOTAL CASH



SEDC Cash Position



SEDC Financial Reserve



Regular Session Agenda Item: 7

Meeting Date: February 27, 2023

ITEM DESCRIPTION:

Discuss and consider approving a Resolution of the City of Seagoville, Texas, declaring certain city property surplus and authorizing the City Manager to sell, trade and/or dispose of it in accordance with the process established in the Code of Ordinances; providing for the repeal of any and all Resolutions in conflict; providing for a severability clause; and providing an effective date.

BACKGROUND OF ISSUE:

City Staff have identified multiple aged vehicles and equipment that have out-lived their useful value, or no longer functioning properly, or have already been replaced. City Ordinance requires that Council declare these items as surplus property before the City Manager may dispose, sell, or trade these items in accordance with established City Ordinance Guidelines.

Staff proposes to sell and/or auction the related vehicles and equipment through an online auction company known as Propertyroom.com (PR).PR will dispose of these items through the online auction process, and a portion of the proceeds will be forwarded to the city.

FINANCIAL IMPACT:

The City of Seagoville has an existing agreement with PR for their services. PR charges 12.5% for their service and remits 87.5% of the sale back to the city.

EXHIBITS:

Resolution - declaring certain city property surplus
Exhibit A - Description of property.

A RESOLUTION OF THE CITY OF SEAGOVILLE, TEXAS

RESOLUTION NO.

A RESOLUTION OF THE CITY OF SEAGOVILLE, TEXAS, DECLARING CERTAIN CITY PROPERTY SURPLUS AND AUTHORIZING THE CITY MANAGER TO SELL, TRADE AND/OR DISPOSE OF IT IN ACCORDANCE WITH THE PROCESS ESTABLISHED IN THE CODE OF ORDINANCES; PROVIDING FOR THE REPEAL OF ANY AND ALL RESOLUTIONS IN CONFLICT; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council recognizes that in the normal course of providing municipal services, the various Departments will exhaust the useful life of its capital equipment, and other property that does not meet the capital equipment threshold, to the point where it is no longer cost effective to maintain and operate; and

WHEREAS, the above categories of property and equipment do not contribute to providing municipal services and need to be removed from City inventories and storage; and

WHEREAS, the City Council, according to the Code of Ordinances, declares the properties more specifically described under “Exhibit A” as surplus property; and

WHEREAS, the City Secretary shall maintain inventory records of each item of surplus property sold or disposed of and the sale price of or destination of each item; and

WHEREAS, the City Council has determined that declaring this property as surplus is in the best interest of the City of Seagoville; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEAGOVILLE, TEXAS:

SECTION 1. The City Council declares the property described in the attached Exhibit “A” as surplus property and authorizes the City Manager to sell, trade and/or dispose of the property according to law.

SECTION 2. All resolutions of the City of Seagoville heretofore adopted which are in conflict with the provisions of this Resolution be, and the same are hereby repealed, and all resolutions of the City of Seagoville not in conflict with the provisions hereof shall remain in full force and effect.

SECTION 3. If any article, paragraph, subdivision, clause or provision of this Resolution, as hereby amended, be adjudged invalid or held unconstitutional for any reason, such judgment or

holding shall not affect the validity of this Resolution as a whole or any part or provision thereof, as amended hereby, other than the part so declared to be invalid or unconstitutional.

SECTION 4. This Resolution shall take effect immediately from and after its passage, and it is accordingly so resolved.

DULY ORDERED by the City Council of the City of Seagoville, Texas, this the 27th Day of February, 2023

APPROVED:

DENNIS K. CHILDRESS, MAYOR

ATTEST:

KANDI JACKSON, CITY SECRETARY

APPROVED AS TO FORM:

VICTORIA THOMAS, CITY ATTORNEY

EXHIBIT "A"

<u>Product</u>	<u>Details</u>	<u>Vin</u>	<u>Color</u>	<u>Location</u>	<u>Notes</u>	<u>Disposition</u>
2012 Ford F-150 2012 STX	2WD 6 Cylinders 3.7L MFI FFV DOHC 227 CID	1FTEX1CM7CFB87454	White	101 N. Watson Yard		Antiquated
2009 Chevy Silverado 2500HD	4x4 8Cyl 6 6.6L Turbo Dsl OHV 403 CID	1GCHK44609F185647	White	101 N. Watson Yard		Antiquated
2004 Chevy Silverado 2500HD	2WD 8 Cylinders 2 6.6L Turbo Dsl OHV 403 CID	1GCHC24224E308409	White	101 N. Watson Yard		Antiquated
2008 72" Cut Scagg Mower		E5000207	Orange	101 N. Watson Yard		Antiquated
2004 Ground Master Toro Mower		30410-240000612	Red	101 N. Watson Yard		Antiquated
2000 Case Backhoe 580 Super L		JJG02760881022		101 N. Watson Yard		Antiquated
2006 52" Cut Scagg Mower		D1900452	Orange	101 N. Watson Yard		Antiquated
2006 52" Cut Scagg Mower		D1900761	Orange	101 N. Watson Yard		Antiquated
2000 Farmtac 60		SN: 268104 / FT-60	Green	101 N. Watson Yard		Antiquated
2008 72" Cut Scagg Mower		D7100039	Orange	101 N. Watson Yard		Antiquated
2008 Chevy Silverado 2500HD	4x4 8 Cylinders 6.6L Turbo Dsl	1GCHK24668E192577	White	101 N. Watson Yard		Antiquated
2005 Chevy Silverado 2500HD	4x4 8 Cylinders 6.6L Turbo Dsl	1GCHK24265E251331	White	101 N. Watson Yard		Antiquated
1999 Ford F-150	4x2 6 Cylinders 4.2L	1FTZF1722XKB84746	White	101 N. Watson Yard		Antiquated
2008 Chevy Silverado	4x4 8 Cylinders 6.6L DSL	1GBHK24608E138308	White	101 N. Watson Yard	Junked (Parts Pulled)	Antiquated
Utility Trailer 2007		1R9BU22297S474143	Black	101 N. Watson Yard	Needs new wood/axle	Antiquated
2007 Woofpac Asphalt Roller		92001083	White	101 N. Watson Yard		Antiquated
2001 1845 C Case Skid Steer		JAFO333829	Orange	101 N. Watson Yard		Antiquated
2006 Tennant Vacuum Unit		4300-2673		101 N. Watson Yard		Antiquated

1997 Sewer Truck Vacon		1FDYR82E1VVA19856		101 N. Watson Yard		Antiquated
2008 Caterpillar Cat301.8C		CAT3018CTJSB03491		101 N. Watson Yard		Antiquated
2012 Ford F-150 STX	2WD 6 Cylinders 3.7L MFI FFV DOHC 227 CID	1FTEX1CM7CFB87454	White	101 N. Watson Yard		Antiquated
2009 Chevrolet Silverado 2500HD	4WD 8 Cylinders 6 6.6L Turbo Dsl OHV 403 CID	1GCHK44609F185647	White	101 N. Watson Yard		Antiquated
2004 Chevrolet Silverado 2500HD	2WD 8 Cylinders 2 6.6L Turbo Dsl OHV 403 CID	1GCHC24224E308409	White	101 N. Watson Yard		Antiquated
2008 72" Cut Scag Mower		E5000207	Orange	101 N. Watson Yard		Antiquated
King Kutter Tiller 5'				101 N. Watson Yard		Antiquated
Bucket Skid steer w/ Tracks				101 N. Watson Yard		Antiquated
Howse Tiller 6'			Red/Black	101 N. Watson Yard		Antiquated
2004 Street Sweeper Attachment for Case	20060M-0022	D033783		101 N. Watson Yard		Antiquated
North Star heated Pressure Washer				101 N. Watson Yard	Burned Out	Antiquated
Howse Brush Hog 6'	610012	109010210		101 N. Watson Yard		Antiquated
Howse Brush Hog 5'		220070202		101 N. Watson Yard		Antiquated
John Deere Tractor L120				101 N. Watson Yard		Antiquated
Wanco Inc. Light Tower		5F11S1015G1009261	Orange	101 N. Watson Yard		Antiquated
2003 TC Trecker Surveillance Trailer		1WF200B1082061329	White	101 N. Watson Yard		Antiquated
2007 Dodge Charger	6 Cylinders G 3.5L FI SOHC HO 215 CID	2B3KA43G27H736970	N/A	101 N. Watson Yard		Antiquated
2012 Chevy Tahoe PPV	2WD 8 Cylinders 0 5.3L MFI FFV OHV 325 CID	1GNLC2E06CR170248	Black	101 N. Watson Yard		Antiquated

Regular Session Agenda Item: 8

Meeting Date: February 27, 2023

ITEM DESCRIPTION:

Discuss and consider appointing an elected public official to serve on the Board of Directors for STAR Transit Place 7.

BACKGROUND OF ISSUE:

STAR Transit sent a letter to inform the City of Seagoville about a vacancy on their Board of Directors. The STAR Transit ByLaws requires the nomination to be open for their entire service area. As a member of the service area, the City of Seagoville is allowed to nominate an elected public official, if Council desires.

An eligible candidate must maintain a place of permanent residence or full-time employment in the STAR Transit service area. STAR Transit's service area consists of Kaufman and Rockwall Counties, Cities of Balch Springs, DeSoto, Hutchins, Mesquite, and Seagoville.

STAR Transit has provided a nomination form that allows for the nomination of a Board of Directors Member and an alternate. Alternates vote only upon the absence of the Primary Board Member.

Nominees are asked to complete an application. STAR Transit would like nominees to complete the application for submission with the nomination form and return by Tuesday, February 28, 2023, STAR Transits Nominations Committee will review all eligible nominations and make a recommendation at an upcoming Board of Directors meeting.

For your convenience a copy of the ByLaws and Board Meeting information has been provided.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

EXHIBITS:

Letter, Nomination Form, and Application
Copy of ByLaws and Board Meeting Information

January 9, 2023

Mayor Dennis K. Childress
City of Seagoville
702 North Highway 175
Seagoville, Texas 75159

RE: STAR Transit Board of Directors Open Position (Place 7)

Dear Mayor Childress,

Please be aware that STAR Transit now has an open Board of Directors position.

Under our current ByLaws, this open nomination process is open to our entire service area. Nominations will be accepted from any official elected to public office in the STAR Transit service area or any identified member of the public who has established residency in the STAR Transit Service Area. To be eligible to serve on the Board, the individual must be maintaining a place of permanent residence or full-time employment in the STAR Transit service area, currently in Kaufman and Rockwall Counties and the Cities of Balch Springs, DeSoto, Hutchins, Mesquite, and Seagoville.

As the Chief Elected Officer of your jurisdiction, we are providing a nominations form in case you would like to complete the form. The form allows you to nominate a Board of Director and an associated Alternate. Alternates to the STAR Board vote only upon absence of the Primary Board Member. If you choose to nominate someone, please have them complete the enclosed Board of Directors Application. To be considered, the forms and applications must arrive to STAR Transit by February 28, 2023.

Under our process, the Nominations Committee of the Board of Directors will review all eligible nominations and make a recommendation at an upcoming Board of Directors meeting.

For a copy of our ByLaws, additional nominations forms or Board of Directors Application, please see our website, www.STARtransit.org.

If you have any questions, please feel free to contact Teresa Elliott, Executive Assistant at Telliott@STARtransit.org or 469-474-2309.

Respectfully,



Tommy Henricks
Executive Director





**BOARD OF DIRECTORS
NOMINATION FORM**

SECTION I: PERSON PROVIDING RECOMMENDATION

AGENCY NAME
(if applicable): _____ TITLE (if applicable): _____
NAME: _____
ADDRESS: _____
PHONE #
(Preferred): _____
EMAIL: _____
SIGNATURE: _____ DATE: _____

SECTION II: PRIMARY BOARD MEMBER NOMINEE

AGENCY NAME
(if applicable): _____ TITLE (if applicable): _____
NAME: _____
ADDRESS: _____
PHONE #: HM: _____ CELL: _____ WORK: _____
EMAIL: _____

SECTION III: ALTERNATE MEMBER NOMINEE

AGENCY NAME
(if applicable): _____ TITLE (if applicable): _____
NAME: _____
ADDRESS: _____
PHONE #: HM: _____ CELL: _____ WORK: _____
EMAIL: _____

Form must be received by February 28, 2023 to STAR Transit.

Mail To:
STAR Transit
Attn: Teresa Elliott
P.O. Box 703
Terrell, TX 75160

Email to:
Telliott@STARtransit.org

Fax to:
Attn: Teresa Elliott
972-563-0048

Website:
www.STARtransit.org



Application for Board of Directors

To be completed by the applicant.

The information supplied in this document and in your application will be treated in the strictest of confidence.

APPLICANT NAME

Title:	First Name:	Last Name:
---------------	--------------------	-------------------

DETAILS OF ADVERTISED VACANCY

Job Title:	Location:
Available Start Date:	Primary Member Alternate Member
Application should be marked "PRIVATE AND CONFIDENTIAL" and forwarded to:	Private and Confidential Executive Assistant PO Box 703 Terrell, Texas 75160 Or via email: telliott@startransit.org

APPLICANT DETAILS

Title:	First Name:	Last Name:	
Home Address:			
City:		State:	Zip Code:
Do you have any friends or relatives working for STAR Transit?			<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, state names and relationship:			

CONTACT DETAILS

Mobile Phone:	Home:
Email:	

Do you have any commitment to another entity or person that might affect your position with STAR Transit? If yes, please provide brief details.	Yes	No
Have you in the last 10 years, under your name or another name, been convicted of, pleaded guilty or nolo contendere to, received deferred adjudication for, or been on any form of diversion for any criminal offense? If yes, please provide brief details.	Yes	No
Have you ever, under your name or another name, been convicted of a crime, which resulted with your being in prison and released from prison or paroled? If yes, please provide brief details.	Yes	No

QUALIFICATIONS/TRAINING

Please attach certified copies of all qualifications and certificates of attainment

Title	Year Obtained
<i>Open Meetings Act</i>	
<i>Public Information Act</i>	

Do you have any other experience, training, qualifications or skills, which you feel may make you especially suited for STAR Transit's Board of Directors?

Yes

No

If yes, please list.

MILITARY SERVICE

Were you ever in the armed forces?

Yes

No

If yes, what branch?

Dates of Duty: From: / / To: / /

Have you obtained any special skills or abilities as a result of service in the military?

Yes

No

If yes, describe:

EMPLOYMENT DETAILS – APPLICANTS MUST COMPLETE

Are you currently employed?

Yes

No

May we contact your current employer?

Yes

No

Name of Employer:

Phone Number:

Position Held:

Supervisor:

Duties/Skills:

Start Date:

End Date:

Reason for leaving:

REFERENCE DETAILS

Name of Reference:

Position Held:

Phone Number:

Name of Organization:

Name of Reference:

Position Held:

Phone Number:

Name of Organization:

Name of Reference:

Position Held:

Phone Number:

Name of Organization:

CERTIFICATION

I hereby certify that the above information is correct and complete to the best of my knowledge and belief. I understand that, if I am nominated, I will be liable to dismissal if any of the statements in my application are found to be deliberately misleading.

Applicants Name (print):

Signature:

Date:

The page is intentionally left blank.

STAR TRANSIT

BYLAWS

ARTICLE I – LEGISLATIVE ESTABLISHMENT

The name of this organization shall be STAR Transit. STAR Transit is a political subdivision created under the Interlocal Cooperation Act of 1971 as amended, as codified in Chapter 791 of the Texas Government Code and operating as a Rural Transit District, as set forth in Chapter 458 of the Texas Transportation Code, which governs Rural Transit Districts.

ARTICLE II – SERVICE AREA

The Service Area of STAR Transit is the area within which STAR Transit provides residential trip origins for curb to curb services plus the political subdivisions within which STAR Transit has a local government agreement for fixed route service and/or demand response service.

ARTICLE III - PURPOSE

The purpose of STAR Transit is to facilitate mobility through the provision of a variety of public and specialized transportation services and projects.

ARTICLE IV - OFFICES

The principal office of STAR Transit shall be maintained at 500 Industrial Boulevard, Terrell, Kaufman County, Texas 75160. The Registered Agent shall be the Executive Director of STAR Transit.

ARTICLE V – FISCAL YEAR

The Fiscal Year of STAR Transit shall commence on each September 1 and conclude on August 31 of each following year.

ARTICLE VI– MEMBERSHIP OF THE BOARD OF DIRECTORS

Places:

All Places on the Board of Directors shall be At-Large, with each Director (Primary Board Member or Alternate) responsible for the organization as a whole and for services throughout the entire Service Area. Full terms shall be four (4) year terms which are subject to reappointment procedures at the end of each term. Other than the need to be reappointed to begin a new

term, there is no limit on the number of consecutive terms. Directors shall serve in Places with Terms as follows:

Place 1: initial partial term ending August 31, 2021 and first full term September 1, 2021 to August 31, 2025

Place 2: initial partial term ending August 31, 2020 and first full term September 1, 2020 to August 31, 2024

Place 3: initial partial term ending August 31, 2020 and first full term September 1, 2020 to August 31, 2024

Place 4: initial partial term ending August 31, 2019 and first full term September 1, 2019 to August 31, 2023

Place 5: initial partial term ending August 31, 2019 and first full term September 1, 2019 to August 31, 2023

Place 6: initial partial term ending August 31, 2018 and first full term September 1, 2018 to August 31, 2022

Place 7: initial partial term ending August 31, 2018 and first full term September 1, 2018 to August 31, 2022

Transition:

Upon approval of these Bylaws, the existing voting membership of the Board of Directors shall be assigned to each of the Places above based on seniority. The longest tenured member shall be assigned to Place 1 and the least tenured member assigned to the highest numbered place. Seniority shall include attendance if necessary to break a tie in appointment date. Unless otherwise vacated by action of the member or action of the Board due to member's violation of the Bylaws, the existing members shall be assigned to the Places and terms above based on this transition protocol to serve both the initial partial term and the first full term.

Changes in Board Size:

Place 6 and Place 7 shall be optional Board positions, utilized as Active Places or Inactive Places at the beginning of each Fiscal Year as per the protocol below:

- In the event Place 6 is filled with a Primary Board Member serving a term at the start of the Fiscal Year, Place 6 shall remain active for the course of that Fiscal Year. In the event Place 6 is not filled with a Primary Board Member serving a term at the start of the Fiscal Year, Place 6 shall be inactive for the entire Fiscal Year unless the Board makes an affirmative vote to activate and subsequently fill Place 6.
- In the event Place 7 is filled with a Primary Board Member serving a term at the start of the Fiscal Year, Place 7 shall remain active for the course of that Fiscal Year. In the event Place 7 is not filled with a Primary Board Member serving a term at the start of the Fiscal Year, Place 7 shall be inactive for the entire Fiscal Year unless the Board makes an affirmative vote to activate and subsequently fill Place 7.

Voting Structure:

Each seat on the Board will be provided one vote, with the exception of the Chairman who will only vote on a tie. A quorum of the Board of Directors shall consist of at least 51 % of Active Places and all matters shall be passed by a majority vote of at least 51% of the Active Places represented at the meeting. If the Primary Board Member is present, only the Primary Board Member may vote. If the Primary Board member is not present, only the Alternate from the same Place number may represent the Primary Board Member and, as necessary, vote. An Alternate may represent only one Primary Board Member at any given meeting. Members must be in attendance to vote. No proxy or absentee voting will be allowed.

Election:

Effective at the completion of the first full terms as shown above, the following process shall be utilized to fill Places on the Board of Directors:

1. The Board shall elect a Nominations Committee consisting of the Chairman, the Vice-Chairman and one additional Primary Board Member. The Nominations Committee

shall convene ninety (90) days prior to the end of any term and as necessary to fill any vacancies.

2. STAR Transit shall send letters to the Chief Elected Official of every County and every Municipality in its Service Area notifying them of the opportunity to nominate an at-large Primary Board Member to replace a current Primary Board Member with an expiring term or to fill a current vacancy or to fill an anticipated vacancy. The nomination request letter shall provide a deadline and a return mailing address. A nomination form may be provided with the letter to elected officials. Such opportunity to nominate shall be held open for no less than forty five (45) days and shall be advertised on the STAR Transit homepage and in at least one newspaper of general circulation proximate to STAR Transit's Principal Office. Nominations shall be accepted from any official elected to public office in the STAR Transit Service Area or any identified member of the public who has established residency in the STAR Transit Service Area. Any Primary Board Member or Alternate of the Board of Directors currently serving and desiring to be considered for an additional term shall be deemed nominated if such request for an additional term is provided in written form during the open nomination period. All written communication received during an open nomination process shall be publicly available.
3. The Nominations Committee shall convene no less than seven (7) days prior to any Board Meeting to discuss nominations received. The Nominations Committee shall consider the following factors in developing a Board Member recommendation: commitment to the transit customer, commitment to STAR Transit, experience in similar public or private service, ability to attend and provide a positive contribution at Board Meetings, ability to serve as an ambassador for STAR Transit, diversity of the Board of Directors, impact on the geographic distribution of Board Members, ability to represent a broad geographic area, and any unique personal or professional skills, knowledge or experience that may be beneficial to the Board. The Nominations Committee may consider additional factors. The Nominations Committee shall make a recommendation to the Board of Directors only at a Board Meeting at which the specific Place and Term to be filled have been noticed as an agenda item on the publicly available, formally posted meeting agenda with an opportunity for public comment occurring prior to the report of the Nominations Committee.

4. At the Board Meeting, the Nominations Committee shall present the nominations received as well as its recommendation and the Board of Directors may then, by majority vote, elect a person to the Board of Directors from any of the nominations to fill the specified Place and Term.

Geography:

All Directors, both Primary Board Members and Alternates, shall, at all times, be required maintain a place of permanent residence or full-time employment in the most current STAR Transit Service Area. Violation of this requirement shall be a disqualification resulting in a vacancy in such Place.

Vacancies:

A vacancy occurs automatically and immediately when a Director's term expires or when the Director no longer resides in the most up to date Service Area or when the Director resigns in writing or perishes. In addition, the Board may remove a Director with a 51% vote of the Board in any of the following circumstances: the member becomes mentally or physically incapacitated; misses without reasonable excuse two (2) consecutive regular meetings of the Board of Directors; becomes legally disqualified to serve; or exhibits behavior of moral turpitude in any professional, political or personal setting. Any appointment to fill a vacancy during a term shall only be for the unexpired portion of the term.

Alternates to the Board:

Each Place identified above shall have an Alternate with the regular terms of office corresponding to those above. An Alternate is the Director appointed to participate and vote in the absence of a Primary Board Member. An Alternate will receive all meeting materials provided to the Primary Board Member, and is encouraged to attend meetings on a regular basis in order to be knowledgeable on issues and prepared to vote, should the Primary Board Member be unable to attend a particular meeting. In order to ensure coordination, between the Primary Board Member representing a Place and an Alternate, all information requests by the Alternate should be made directly with the Primary Board Member. Such Alternates shall only vote when the Primary Board Member is not present and then shall have full voting privileges and shall be counted in the determination of question. Alternate Places shall be filled in

conjunction with and only serve concurrent with the Primary Board Member. In the case of a vacancy of Primary Board Member, the Alternate shall serve in the Place of the Primary Board member until such time as the Board fills both the Primary Board Member Place and the Alternate Place according to the Election Section of these Bylaws. In the case of a vacancy of an Alternate, the Board of Directors Nominations Committee, and subsequently the Board of Directors shall consider the recommendation of the impacted Primary Board Member for a new Alternate. In the case of an expiring term or vacancy of both the Primary Board Member and Alternate, the process described under the Election Section of these bylaws shall be used to fill both the Primary Board Member and Alternate positions. Place 6 and Place 7 shall only have Alternates in such cases as the Board has selected to fill the respective Place 6 and Place 7 Primary Board Members.

ARTICLE VII – ROLE OF THE BOARD OF DIRECTORS

Functions:

1. Set policy and establish goals for the organization.
2. Prioritize goals and objectives, delegating the responsibility to get the job done.
3. Represent the organization to the public.
4. Establish reporting procedures to hold the Executive Director accountable.
5. Hire and fire the Executive Director, including authority to execute an employment contract with the Executive Director and evaluating the Executive Director's performance annually.
6. Conduct periodic evaluation for program services.
7. Help develop and approve an annual budget including amendments thereto; reviews and receive an annual audit.
8. Review and approve monthly financial statements.
9. Approve all loans and debt of any kind.
10. Manage the assets of the organization.
11. Approve personnel policies including benefits and leaves.
12. Review the Bylaws periodically.

Special Rules:

Board Members and Alternates shall not receive any compensation for their service, except

registration costs and reimbursement of mileage to and from pre-approved professional conferences in the region, pre-approved transit events in the region, STAR Transit Board Meetings, sub-committee meetings, and Advisory Board meetings, and STAR Transit Public Meetings. In addition, Board Members and Alternates may also receive travel expenses associated with professional conferences outside the region.

The Board of Directors, Executive Committee, Nominating Committee standing and special committees are authorized to use email voting so long as a quorum is represented, and the vote is ratified at the next meeting of the Board or committee if so requested by any member.

ARTICLE V – ADVISORY COMMITTEES

Section I:

In order to facilitate the input of the geographical service area of STAR Transit, certain Advisory Boards may be created as deemed necessary by the Board of Directors.

Section II:

Such Advisory Boards shall serve only in an advisory non-voting capacity and a member of any such Advisory Board may attend the regular or special meetings of the Board of Directors.

Section III:

Membership of any Advisory Board shall be by appointment of the Board of Directors by recommendation of the Executive Director. Advisory Boards shall consist of no less than three (3) members, and shall be chaired by the Chairman of the Board, or his or her designee.

Section IV:

Meetings of any Advisory Board shall be at the discretion of the STAR Transit Board Chairman.

Section V:

Expenses of the Advisory Board(s) shall be governed by Article IV, Section 3.

Section VI:

The Advisory Board shall report to and make recommendations to the Board.

ARTICLE VI - MEETINGS

Section I:

The Board of Directors of STAR Transit will hold regular meetings at its principal office at least quarterly during the calendar year following a regular schedule established by the Executive

Director.

Section II:

The meetings of the Board of Directors shall be subject to the Texas Open Meetings Act, Texas Government Code Chapter 551; Texas Public Information Act Chapter 552 of the Texas government Code.

Section III:

Records of the meetings of the Board of Directors are subject to the provisions of the Open Records Act, Texas Vernon Civil Statutes Article 6252-17a as amended. Any Advisory Board formed under the auspices of these Bylaws shall be subject to the same provisions of the statute.

Section IV:

Special meetings of the Board of Directors for any purpose or purposes may be called by the Chairman of the Board of Directors upon recommendation of any Primary Board Member, Alternate or the Executive Director.

ARTICLE VII - THE EXECUTIVE DIRECTOR

Section I:

The Executive Director of STAR Transit shall administer the policies and programs determined by the Board of Directors and will be responsible for the staff and management of the organization.

Section II:

The Executive Director shall be an employee of the Board of Directors and shall be responsible to the Board of Directors.

Section III:

The Executive Director or designee shall be present at all board meetings.

ARTICLE VIII - OFFICERS

Section I:

The Board of Directors shall select a Chairman, Vice Chairman and Secretary from among its membership. These three Primary Board Members shall serve as the Executive Committee.

Section II:

The Primary Board Member serving as Vice Chairman shall serve as the Chairman in the absence of the Chairman. The Secretary shall serve as the Chairman in the absence of the Chairman

and Vice Chairman. Officers of the Board of Directors shall perform the duties delegated to them by the Board of Directors.

Section III:

All Officers shall serve a one (1) year term and may serve successive terms. Officers will be elected annually, and shall serve until a subsequent vote for officers is completed.

Section IV:

Officers of the Board may be removed, and replacements selected for cause by a vote of the Board of Directors.

ARTICLE IX - OTHER COMMITTEES

Section I:

The Board of Directors shall have the authority to establish additional standing committees as are deemed necessary to carry on the work of the organization.

Section II:

The members of such Advisory Committees or Special Committees shall be appointed by the Board of Directors.

Section III:

No Special Committee established under these Bylaws or established in the future, or other provisions contained in these Bylaws shall have the authority to bind the organization in any way or commit or obligate it in any way unless expressly approved by the Board of Directors.

ARTICLE X - RELATIONSHIPS

It shall be the practice and spirit of STAR Transit to cooperate with other governmental units and organizations in carrying out its activities and practices.

ARTICLE XI - AMENDMENTS

The Bylaws of this political subdivision may be amended at any regular meeting of the Board of Directors by the vote of the majority of all the members present.

ARTICLE XII - RULES OF ORDER

The current addition of Robert's Rule of Order shall be the guiding rules of order and procedures in any questions arising out of vagueness, inconsistency, or lack of foresight by these Bylaws.

ARTICLE XIII -CONFLICT OF INTEREST

No Director, Officer or Employee of STAR Transit shall ever solicit or accept, directly or indirectly, any gift, favor or privilege from any individual and/or entity which does business with STAR Transit. No Director or Officer of STAR Transit shall be eligible for employment by STAR Transit for a period of one (1) year following their last date of service. No Director, Officer, or Employee of STAR Transit shall have a financial interest, either directly or indirectly, or by reason of ownership of stock in any corporation or entity which conducts business with STAR Transit; in any contract with STAR Transit; or be financially interested, directly or indirectly in the sale to STAR Transit of any land, materials, supplies, or services, except on behalf of STAR Transit as a Director, Officer or Employee. This provision shall only be applicable when the stock or interest owned by any Director, Officer or Employee exceeds one percent (1 %) of the total capital stock of any corporation or the whole of any other entity or business which conducts business with STAR Transit.

On this 24th day of July, 2018, STAR Transit Board of Directors approved the revisions of the STAR Transit By-Laws.

Roy Ferrell
Roy Ferrell, Board Chairman

ATTEST: Teresa V. Elliott
Teresa V. Elliott
STAR Transit Executive Assistant

Board Meetings

STAR Transit is governed by a Board of Directors. All Places on the Board of Directors shall be At-Large, with each Director (Primary Board Member or Alternate) responsible for the organization as a whole and for services throughout the entire Service Area. Board members reflect a cross section of the geographical service area of STAR Transit. This governance structure assures a regional perspective responsive to local needs.

Correspondence to Board Members can be sent to Contact@STARtransit.org.

Board of Directors meetings are held the third Tuesday of the month (unless stated otherwise) at the STAR Transit Operations Center (500 Industrial Blvd., Terrell, TX 75160) starting at 2:00 pm.

We conduct our meetings in strict compliance with the Texas Open Meetings Act. The law requires that our board meetings be open for public observation, but it does not require that the public be allowed to participate. If you wish to speak to the board during the “public comment” section of the agenda, you will be asked to fill out a form and hand it to the Project Manager before the meeting begins.

BOARD MEMBERS

Jerry Dittman, Chairman – Place 2

Carrie Gordon, Vice Chairman – Place 5

Carlton Tidwell, Secretary – Place 4

Omega Hawkins, Board Member – Place 1

Janet Nichol, Board Member – Place 3

Debbie Anderson, Board Member – Place 6

Vacant, Board Member – Place 7

Vacant, Alternate Board Member – Place 1

Vacant, Alternate Board Member – Place 2

Vacant, Alternate Board Member – Place 3

Vacant, Alternate Board Member – Place 4

Tartisha Hill, Alternate Board Member – Place 5

Mark Kerby, Alternate Board Member – Place 6

Bennie Daniels, Alternate Board Member – Place 7

Regular Session Agenda Item: 9

Meeting Date: February 27, 2023

ITEM DESCRIPTION:

Conduct a public hearing and discuss a zoning change from the R-5 Single-Family Dwelling District (R-5) to the Local Retail (LR) Zoning District on approximately 4.797 ± acres described as being situated within part of the Herman Heider Survey Abstract No. 541, Dallas County, Texas, commonly known as 2410 North US Highway 175, Seagoville, Dallas County, Texas.

BACKGROUND OF ISSUE:

The subject properties are located at 2410 North US Highway 175, and currently located within the R-5 Single-Family Dwelling District. The applicant is requesting of rezone the subject property to the Local Retail zoning district. While the parcel directly to the east is currently zoned commercial and the property to the west zoned R-5, the adopted Comprehensive Plan and Future Land Use Plan identifies this area to engaged in Local Retail land uses. No specific land uses or developments have been identified for the subject properties.

FINANCIAL IMPACT:

NA

RECOMMENDATION:

On February 14, 2023, the Planning and Zoning Commission voted unanimously to recommend approval of the zoning request

Staff recommends approval of the zoning request.

EXHIBITS:

Each of the following are set for printing on letter-sized paper unless otherwise listed.

1. Application
2. Legal Description and Survey
3. Aerial Map
4. Zoning Map
5. Future Land Use Plan



RECEIVED
NOV 02 2022
CA

ZONING APPLICATION

City of Seagoville, Texas

\$500

ANTICIPATED MEETING DATES: P&Z: _____ City Council: _____

DATE OF PRE-APPLICATION CONFERENCE WITH CITY REPS & PLANNER (required): _____

Application Type:

- Initial Zoning (newly annexed or Agricultural property)
- Rezoning (property currently zoned)
- Planned Development (PD) – see Zoning Ordinance for special requirements and procedures
- Specific Use Permit (SUP) – see Zoning Ordinance for special requirements and procedures

Name of Subdivision or Project: FRED HART, SR. ESTATE

Physical Location of Property: 2410 N. U.S. HWY 175
[General Location – approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate Surveyor's metes and bounds description):
HERMAN HEIDER SURVEY ABST 541 TRACT 1 & TRACT 2
[Survey/Abstract/No. and Tracts; or platted Subdivision Name with Lots/Block]

APPROX Acreage: 4.8 Existing Zoning: R-5 Requested Zoning: LOCAL RETAIL
[Attach a detailed description of requested zoning & development standards, if a PD]

Applicant / Owner's Name: FRED HART, SR. ESTATE Applicant or Owner? (circle one)

Contact Person: FRED HART, JR. Title: _____

Company Name: FRED HART, SR. ESTATE

Street/Mailing Address: _____

Phone: _____

Engineer / Representative's Name: N/A

Contact Person: _____ Title: _____

Company Name: _____

Street/Mailing Address: _____ City: _____ State: _____ Zip: _____

Phone: () _____ Fax: () _____ Email Address: _____

SUBMITTAL DEADLINE: 30 DAYS PRIOR TO P&Z PUBLIC HEARING DATE. (All zoning applications must be advertised in the newspaper, and notices must be mailed to all property owners within 200 feet of the subject property. Please contact City staff in advance for submittal deadlines.)

All applications must be COMPLETE before they will be scheduled for P&Z agenda. It is the applicant's responsibility to be familiar with, and to comply with, all City submittal requirements (in the Zoning & Subdivision Ordinances, and any separate submittal policies, requirements and/or checklists that may be obtained from City staff), including the number of plans to be submitted, application fees, etc. Please contact City staff in advance for submittal requirements.

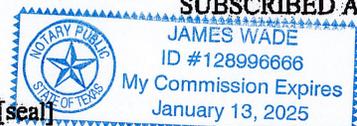
All application materials (one copy) must be delivered to the City's Planner. The name, address, phone number, etc. of the City's Planner can be obtained from City staff. Failure to submit all materials to the City's Planner may result in delays scheduling the zoning application for a P&Z agenda.

Notice of Public Records. The submission of plans/drawings with this application makes such items public record, and the applicant understands that these items may be viewed by the general public. Unless the applicant expressly states otherwise in writing, submission of this application (with associated plans/drawings) will be considered consent by the applicant that the general public may view and/or reproduce (i.e., copy) such documents.

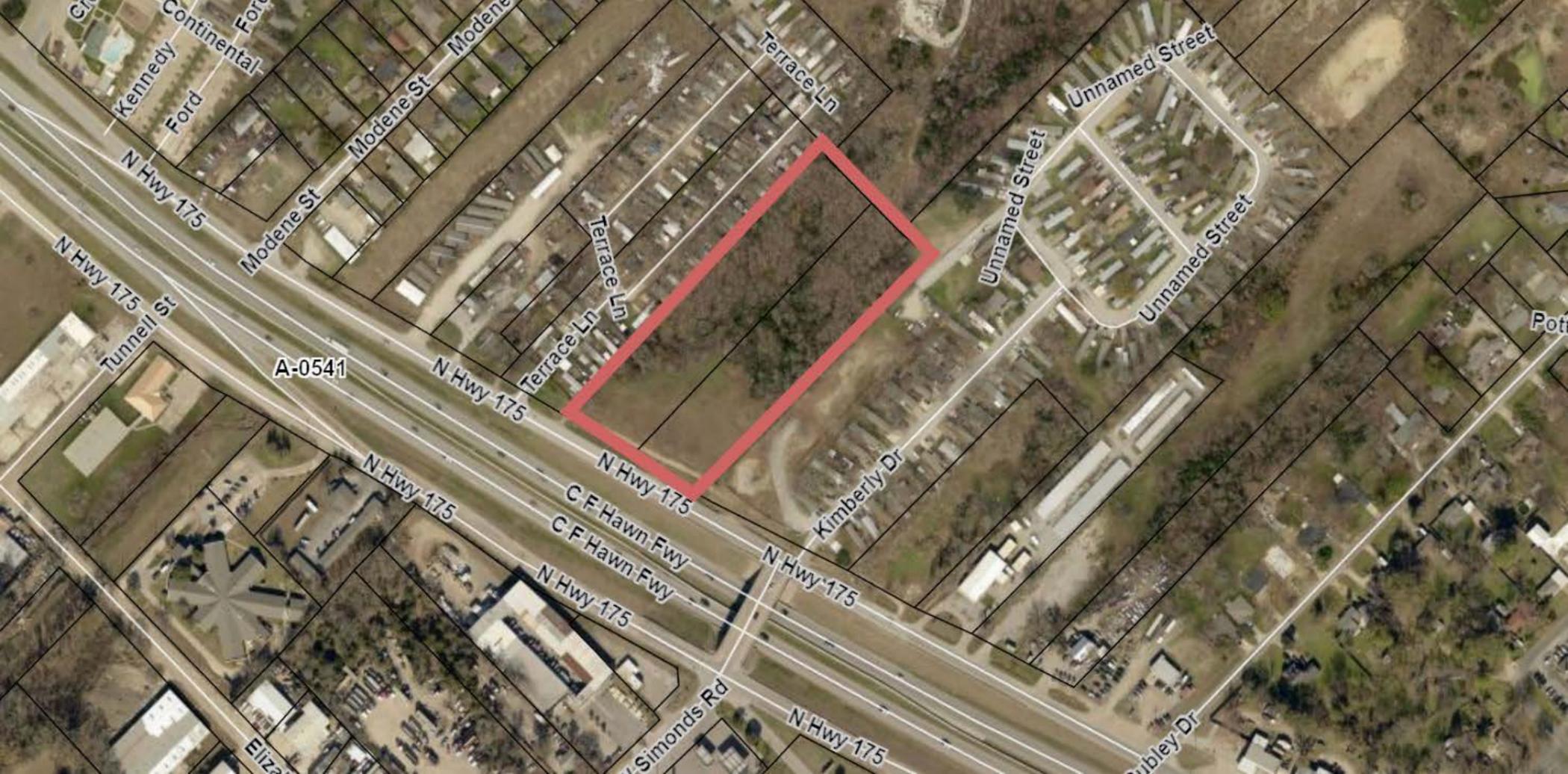
I hereby certify that I am the Owner, or the duly authorized agent of the Owner (proof of authorization attached), for the purposes of this application, and that all information submitted herein is complete, true and correct to the best of my knowledge. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

Signed: _____ Title: Co-OWNER Date: 11-2-2022

SUBSCRIBED AND SWORN TO before me, this the 2 day of Nov, 2022
(Month) (Year)
 Notary Public in and for the State of Texas: _____
 My Commission Expires On: _____



Office Use Only: Date Rec'd: 11/2/22 Fees Paid: \$ 500.00 Check #: 16078 Receipt #: 749042
 Zoning Case #: _____ Accepted By: CA Official Submittal Date: 11/22



A-0541

Kennedy
Continental
Ford

Modene St
Modene St

Terrace Ln

Unnamed Street

N Hwy 175

Modene St

Terrace Ln

Unnamed Street

Unnamed Street

N Hwy 175
Tunnel St

N Hwy 175

N Hwy 175

Kimberly Dr

N Hwy 175

C F Hawn Fwy
C F Hawn Fwy

N Hwy 175

N Hwy 175

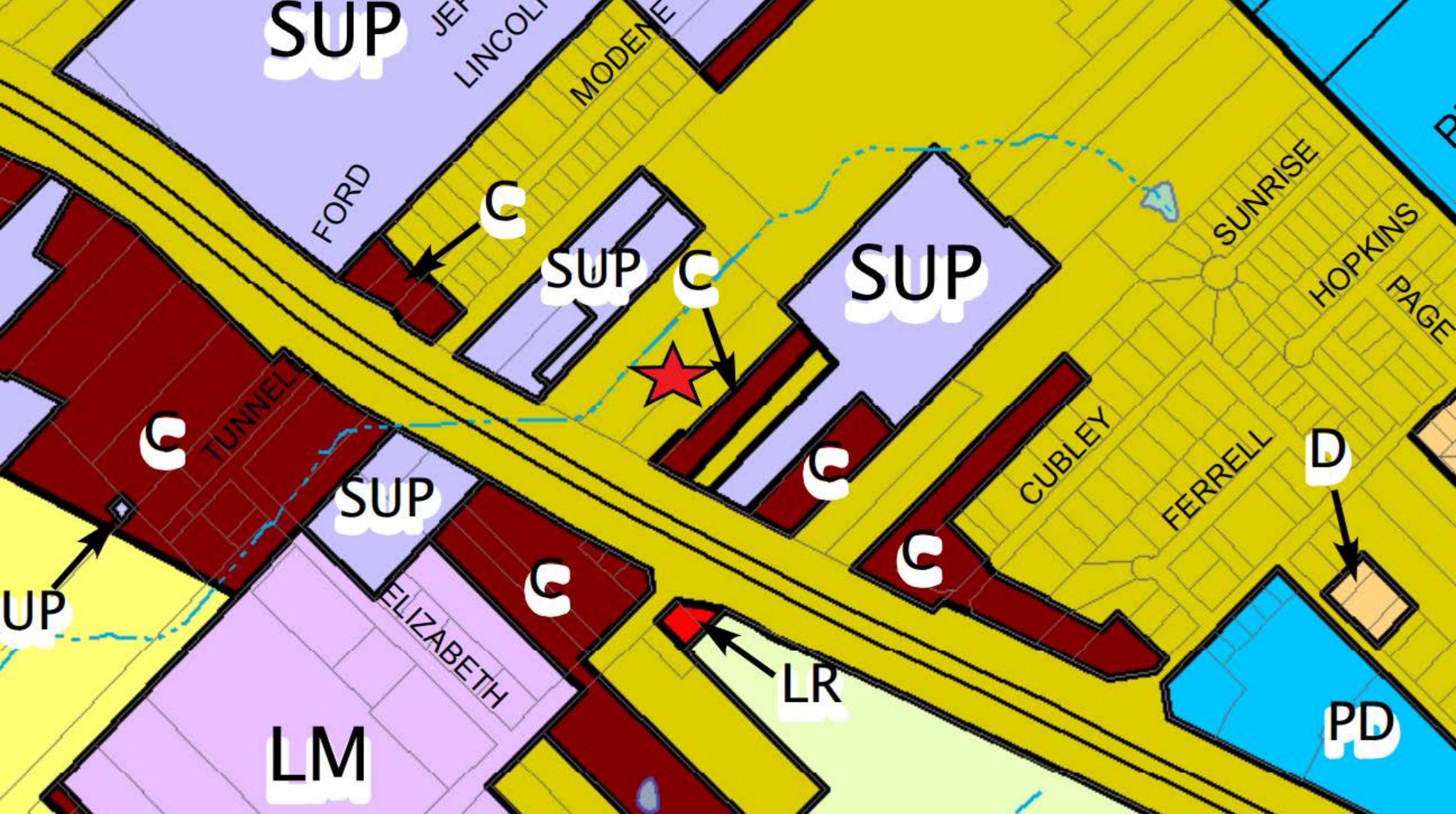
Eliz

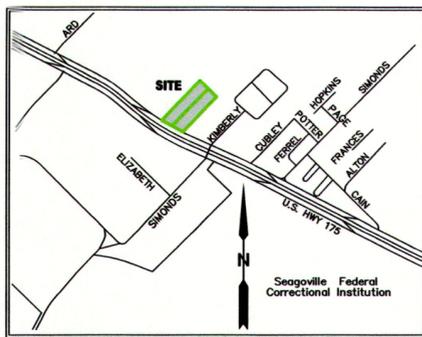
Simonds Rd

N Hwy 175

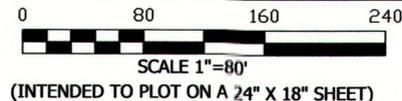
Dibley Dr

Pot





VICINITY MAP
NOT-TO-SCALE



Basis of Bearing:
Grid North as tied with RTK GPS with Smartnet Network System. Texas North Central Zone 4202 NAD83.
Distances shown are ground values US survey feet.

TRACT 1 DID NOT MATHEMATICALLY CLOSE PER DEED CALLS.

NOTE:

The property is subject to the following:

Easement:
Recorded: Volume 5043, Page 127, Official Public Records, Dallas County, Texas.
To: City of Seagoville
Purpose: sewer line as shown on survey;

Easement:
Recorded: Volume 5043, Page 133, Official Public Records, Dallas County, Texas.
To: City of Seagoville
Purpose: sewer main, as shown on survey;

Easement:
Recorded: Volume 3670, Page 322, Official Public Records, Dallas County, Texas.
To: Texas Power & Light Company
Purpose: right of way, as shown on survey;

Easement:
Recorded: Volume 2248, Page 411, Official Public Records, Dallas County, Texas.
To: Texas Power & Light Company
Purpose: right of way. Unable to plot easement location;

Easement:
Recorded: Volume 1599, Page 202, Official Public Records, Dallas County, Texas.
To: Lone Star Gas Co.
Purpose: right of way, blanket easement;

Does not appear to affect subject property;
Easement:
Recorded: Volume 5611, Page 150, Official Public, Records, Dallas County, Texas.
To: Texas Power & Light Company
Purpose: right of way.

ZONE R-5
2414 N US HWY 175
NOBILITY VILLAGE MHP, L.P.
INST. NO. 20070446080
O.P.R.D.C.T.

ZONE R-5
2410 N US HWY 175
TRACT 1
FRED HART
VOLUME 68084, PAGE 1220
D.R.D.C.T.

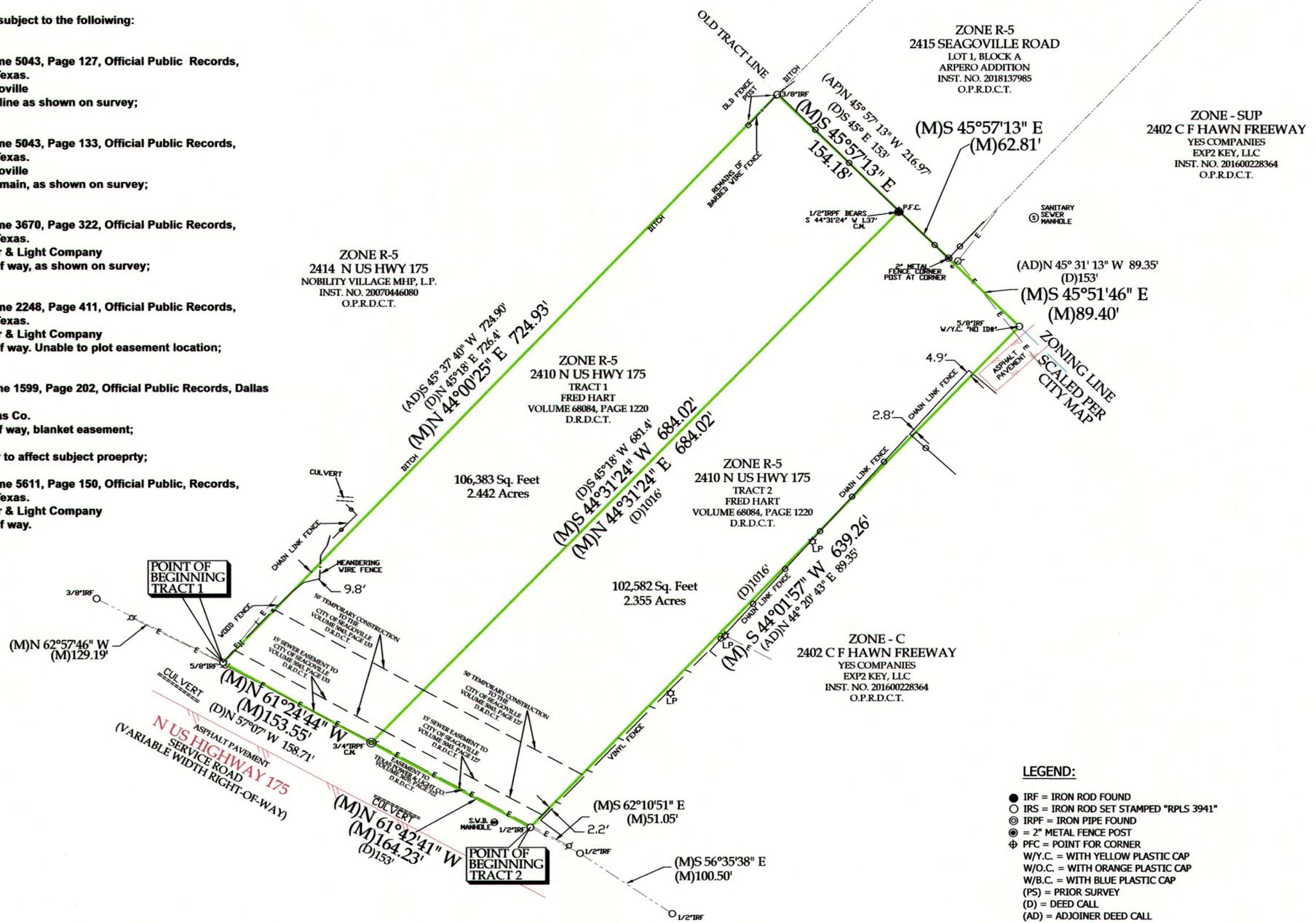
ZONE R-5
2410 N US HWY 175
TRACT 2
FRED HART
VOLUME 68084, PAGE 1220
D.R.D.C.T.

ZONE - C
2402 C F HAWN FREEWAY
YES COMPANIES
EXP2 KEY, LLC
INST. NO. 201600228364
O.P.R.D.C.T.

ZONE R-5
2415 SEAGOVILLE ROAD
LOT 1, BLOCK A
ARPERO ADDITION
INST. NO. 2018137985
O.P.R.D.C.T.

ZONE R-5
2415 SEAGOVILLE ROAD
LOT 1, BLOCK A
ARPERO ADDITION
INST. NO. 2018137985
O.P.R.D.C.T.

ZONE - SUP
2402 C F HAWN FREEWAY
YES COMPANIES
EXP2 KEY, LLC
INST. NO. 201600228364
O.P.R.D.C.T.



- LEGEND:**
- IRF = IRON ROD FOUND
 - IRS = IRON ROD SET STAMPED "RPLS 3941"
 - ⊙ IRPF = IRON PIPE FOUND
 - ⊙ = 2" METAL FENCE POST
 - ⊕ PFC = POINT FOR CORNER
 - W/Y.C. = WITH YELLOW PLASTIC CAP
 - W/O.C. = WITH ORANGE PLASTIC CAP
 - W/B.C. = WITH BLUE PLASTIC CAP
 - (PS) = PRIOR SURVEY
 - (D) = DEED CALL
 - (AD) = ADJOINER DEED CALL
 - (AP) = ADJOINER PLAT CALL
 - (M) = FIELD MEASURED
 - ★ LP = LIGHTPOLE
 - = POWER POLE
 - = GUY WIRE
 - ⊙ = SANITARY SEWER MANHOLE
 - ⊙ = SOUTHWESTERN BELL MANHOLE
 - = OVERHEAD ELECTRIC
 - = CHAIN LINK FENCE
 - = WOOD FENCE
 - = BARB WIRE FENCE
 - = VINYL FENCE
 - = ASPHALT PAVEMENT
 - O.P.R.D.C.T. = OFFICIAL PUBLIC RECORD DALLAS COUNTY, TEXAS
 - P.R.D.C.T. = PLAT RECORDS DALLAS COUNTY, TEXAS
 - D.R.D.C.T. = DEED RECORDS DALLAS COUNTY, TEXAS
 - C.M. = CONTROLLING MONUMENT

LEGAL DESCRIPTION:

TRACT 1

BEING all that certain tract or parcel of land located in the Herman Heider Survey, Abstract No. 541, Dallas County, Texas, as conveyed to Fred Hart, being described as Tract 1 per deed as recorded in Volume 68084, Page 1220, Deed Records, Dallas County, Texas (D.R.D.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8" iron rod at the West corner of said Hart Tract 1 and at the South corner of a tract of land conveyed to Nobility Village MHP, L.P., per deed as recorded in Instrument Number 20070446080, Official Public Records Dallas County, Texas, (O.P.R.D.C.T.) and in the Northerly line of North US Highway 175 service road (a variable width-right-of-way);

THENCE North 44 degrees 00 minutes 25 seconds East, with the Northwestern line of said Hart Tract 1 and with the Southeastly line of said Nobility Village tract, a distance of 724.93 feet to a found 3/8" iron rod at the North corner of said Hart Tract 1 and at a Southwest corner of Lot 1, Block A, Arpero Addition, as recorded in Instrument Number 2018137985, O.P.R.D.C.T.;

THENCE South 45 degrees 57 minutes 13 seconds East, with the Northeastly line of said Hart Tract 1 and with a Southwesterly line of said Lot 1 of Arpero Addition, a distance of 154.18 feet to a Point for Corner at the East corner of said Hart Tract 1 and at the North corner of a tract of land conveyed to Fred Hart, per deed as recorded in Volume 68084, Page 1220, D.R.D.C.T. (Tract 2), from which a found 1/2" iron pipe bears South 44 degrees 31 minutes 24 seconds West a distance 1.37 feet;

THENCE South 44 degrees 31 minutes 24 seconds West, with the Southeastly line of said Hart Tract 1 and with the Northwestern line of Hart Tract 2, a distance of 684.02 feet to a found 3/4" iron pipe at the South corner of said Hart Tract 1 and at the West corner of Hart Tract 2 and with the Northerly line of North US Highway 175 service road;

THENCE North 61 degrees 24 minutes 44 seconds West, with the Southwesterly line of said Hart Tract 1 and with the Northerly line of North US Highway 175 service road, a distance of 153.55 feet to the POINT OF BEGINNING and containing 106,383 square feet or 2.442 acres of land.

TRACT 2

BEING all that certain tract or parcel of land located in the Herman Heider Survey, Abstract No. 541, Dallas County, Texas, as conveyed to Fred Hart, described as Tract 2, per deed as recorded in Volume 68084, Page 1220, Deed Records, Dallas County, Texas (D.R.D.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at found 1/2" iron rod at the South corner of said Hart Tract 2 and at a West corner of a tract of land conveyed to YES COMPANIES EXP2 KEY, LLC, per deed as recorded in Instrument Number 201600228364, O.P.R.D.C.T. and in the Northerly line of North US Highway 175 service road (a variable width-right-of-way);

THENCE North 61 degrees 42 minutes 41 seconds West, with the Southwesterly line of said Hart Tract 2 and with the Northerly line of North US Highway 175 service road, a distance of 164.23 feet to a found 3/4" iron pipe at the West corner of said Hart Tract 2 and at the South corner of Hart Tract 1;

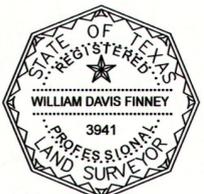
THENCE North 44 degrees 31 minutes 24 seconds East, with the Northwestern line of said Hart Tract 2 and with the Southeastly line of said Hart Tract 1, a distance of 684.02 feet to a Point for Corner at the North corner of said Hart Tract 2 and at the East corner of said Hart Tract 1 and in a Southwesterly line of Lot 1, Block A, Arpero Addition, as recorded in Instrument Number 2018137985, O.P.R.D.C.T., from which a found 1/2" iron pipe bears South 44 degrees 31 minutes 24 seconds West, a distance of 1.37 feet;

THENCE South 45 degrees 57 minutes 13 seconds East, with the Northeastly line of said Hart Tract 2 and with a Southwesterly line of said Lot 1 of Arpero Addition, a distance of 62.81 feet to a 2" metal fence post for corner, at the South corner of said Lot 1 of Arpero Addition and at a West corner of said YES COMPANIES tract;

THENCE South 45 degrees 51 minutes 46 seconds East, with the Northeastly line of said Hart Tract 2 and with a Southwesterly line of said YES COMPANIES tract, a distance of 89.40 feet to a found 5/8" iron rod with yellow plastic cap (NO ID #) at the East corner of said Hart Tract 2 and at an ell corner of said YES COMPANIES tract;

THENCE South 44 degrees 01 minutes 57 seconds West, with the Southeastly line of said Hart Tract 2 and with a Northwestern line of said YES COMPANIES tract, a distance of 639.26 feet to the POINT OF BEGINNING and containing 102,582 square feet or 2.355 acres of land.

Certify to Title Resources Guaranty Company and Fred Hart per GF No. 2237132-CHDA. This sketch hereon is a true, correct and accurate representation of the property as determined by the survey on the ground under my supervision. Subject to any and all easements, and restrictions, of which I have been advised, the lines and dimensions of said property being indicated by the plat; the size, location and type of buildings and improvements are as shown, all improvements being with the boundaries of the property, set back from property lines the distances indicated. There are no visible encroachments, conflicts or protrusions, except as shown.



William Davis Finney
WILLIAM DAVIS FINNEY, R.P.L.S. TX. #3941

DATA LAND SERVICES CORPORATION	
REGISTERED PROFESSIONAL LAND SURVEYING T.B.P.L.S. FIRM REGISTRATION LIC. NO.10183900 P.O. BOX 2110 - FORNEY, TEXAS 75126 email orders@dataandservices.com Phone: (972) 564-6166	
TITLE/LAND SURVEY SKETCH AT 2410 N US HIGHWAY 175, IN THE CITY OF SEAGOVILLE, TEXAS, PART OF THE HERMAN HEIDER SURVEY ABSTRACT NO. 541, BEING TRACT 1 AND TRACT 2 PER DEED RECORDED IN VOLUME 68084, PAGE 1220, DEED RECORDS, DALLAS COUNTY, TEXAS	
DRAWN BY: J.L.K.	DATE: 09/20/2022
SCALE: 1" = 80'	JOB NO. 22-2863

FLOOD NOTE:
THIS TRACT IS WITHIN ZONE 'X', (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, PER FEMA FLOOD INSURANCE RATE MAP FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48113C0540K; EFFECTIVE DATE: JULY 7, 2014. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND / OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS. GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

Plate 5-1 Future Land Use Plan

City of Seagoville, Texas
Comprehensive Plan

Future Land Use Legend

- LDR - Low Density Residential
- MDR - Medium Density Residential
- HDR - High Density Residential
- MH - Manufactured Housing
- P/SP - Public/Semi-Public
- P/OS - Parks
- R - Retail
- C - Commercial
- O - Office
- I - Industrial
- CA - Central Area
- Floodplain

Boundary Legend

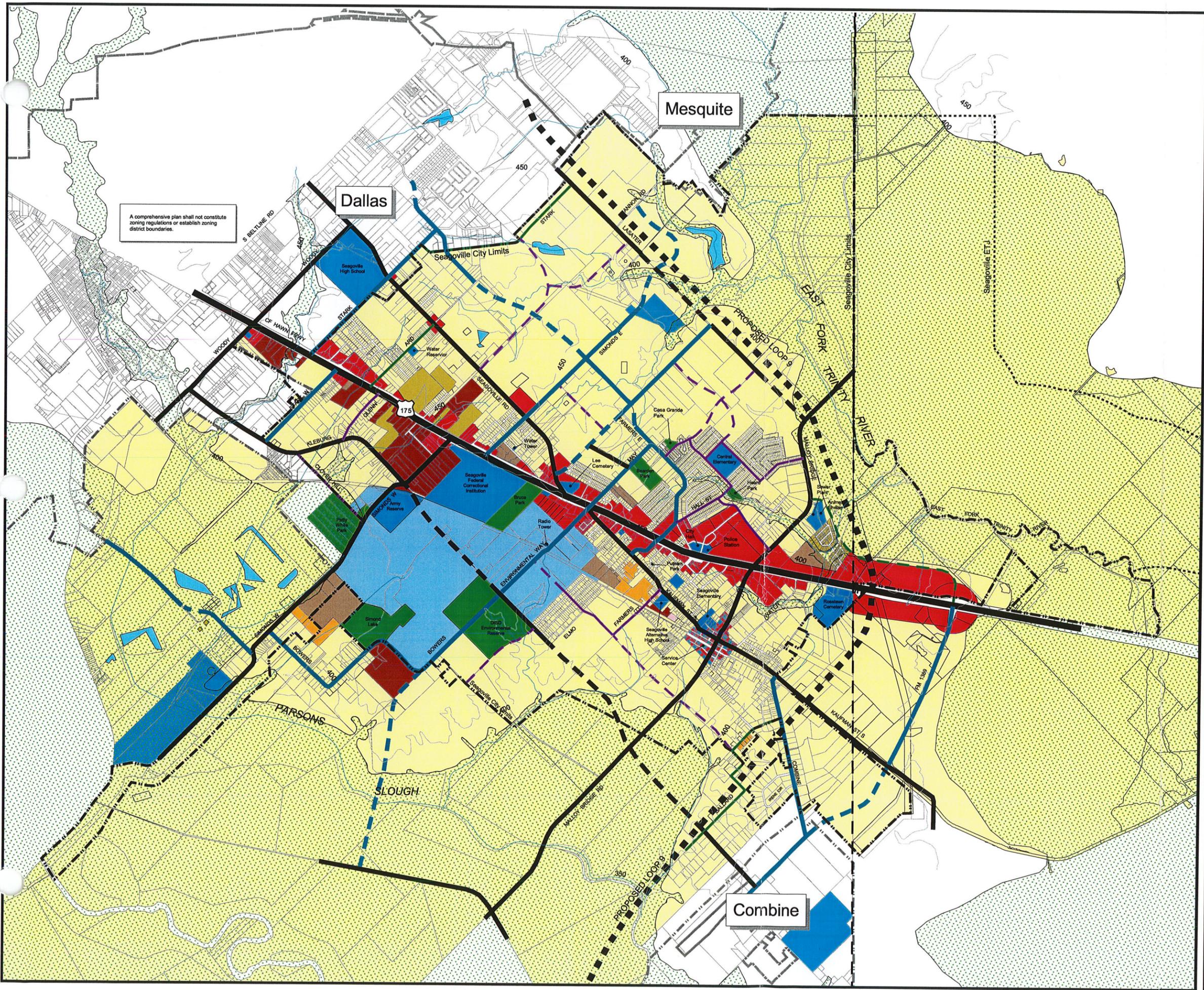
- Seagoville City Limits
- Seagoville ETJ
- Surrounding City Limits
- County Line

Thoroughfare Legend

- Major Thoroughfare Type A
- Type A Proposed
- Minor Thoroughfare Type B
- Type B Proposed
- Major Collector Type C
- Type C Proposed
- Minor Collector Type D
- Type D Proposed



Dunkin Sefko & Associates, Inc.
Urban Planning Consultants Dallas Texas
Date: October 2002



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

Regular Session Agenda Item: 10

Meeting Date: February 27, 2023

ITEM DESCRIPTION:

Discuss and consider approving an Ordinance of the City of Seagoville, Texas, amending the Comprehensive Zoning Ordinance and map of the City of Seagoville, as amended, by granting a change in zoning from R-5 (R-5 Single Family Dwelling) to LR (Local Retail), on approximately 4.797± acres located in the Herman Heider Survey Abstract 541, Tracts 1 and 2, described and depicted in Exhibit “A”, attached hereto, and commonly known as 2410 North U.S. Highway 175, Seagoville, Dallas County, Texas; providing for a repealing clause; providing for a savings clause; providing for a severability clause; providing for a penalty of fine not to exceed Two Thousand Dollars (\$2,000.00) for each offense; and providing for an effective date.

BACKGROUND OF ISSUE:

The subject properties are located at 2410 North US Highway 175, and currently located within the R-5 Single-Family Dwelling District. The applicant is requesting of rezone the subject property to the Local Retail zoning district. While the parcel directly to the east is currently zoned commercial and the property to the west zoned R-5, the adopted Comprehensive Plan and Future Land Use Plan identifies this area to engaged in Local Retail land uses. No specific land uses or developments have been identified for the subject properties.

FINANCIAL IMPACT:

NA

RECOMMENDATION:

On February 14, 2023, the Planning and Zoning Commission voted unanimously to recommend approval of the zoning request

Staff recommends approval of the zoning request.

EXHIBITS:

1. Proposed Zoning Ordinance

AN ORDINANCE OF THE CITY OF SEAGOVILLE, TEXAS

ORDINANCE NO. ____-2023

AN ORDINANCE OF THE CITY OF SEAGOVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF SEAGOVILLE, AS AMENDED, BY GRANTING A CHANGE IN ZONING FROM R-5 (R-5 SINGLE FAMILY DWELLING) TO LR (LOCAL RETAIL), ON APPROXIMATELY 4.797± ACRES LOCATED IN THE HERMAN HEIDER SURVEY ABSTRACT 541, TRACTS 1 AND 2, DESCRIBED AND DEPICTED IN EXHIBIT “A”, ATTACHED HERETO, AND COMMONLY KNOWN AS 2410 NORTH U.S. HIGHWAY 175, SEAGOVILLE, DALLAS COUNTY, TEXAS; PROVIDING FOR A REPEALING CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Whereas, the Planning and Zoning Commission of the City of Seagoville and the City Council of the City of Seagoville, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given requisite notices by publication and otherwise, and have held due public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and the City Council of the City of Seagoville is of the opinion and finds that a zoning change should be granted, and that the Comprehensive Zoning Ordinance and Map should be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SEAGOVILLE, TEXAS:

SECTION 1: That the Comprehensive Zoning Ordinance and Map of the City of Seagoville, Texas, as heretofore amended, be and the same is hereby amended by granting a change in the zoning from R-5, (R-5 Single Family Dwelling) to LR (Local Retail), on approximately 4.8± acres located in the Herman Heider Survey Abstract 541, Tracts 1 and 2, described and depicted in Exhibit “A”, attached hereto, and commonly known as 2410 North U.S. Highway 175, Seagoville, Dallas County, Texas.

SECTION 2: That the land shall be used only for the purposes set out in accordance with the City of Seagoville’s Zoning Ordinance and all other ordinances, codes, and policies of the City of Seagoville, as amended.

SECTION 3: That all provisions of the Ordinances of the City of Seagoville, Texas, in conflict with the provisions of this ordinance as amended be hereby repealed and all other provisions not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4: That should any sentence, paragraph, subdivision, clause, phrase, or section of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance or the Comprehensive Zoning Ordinance as a whole, or any part or provision thereof, other than the part declared to be invalid, illegal, or unconstitutional.

SECTION 5: That any person, firm, or corporation violating, disobeying, neglecting, refusing to comply with, or resisting the enforcement of any of the provisions or terms of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, shall be subject to the same penalty of two thousand dollars (\$2,000.00) for each offense as provided for in the Comprehensive Zoning Ordinance of the City of Seagoville, as heretofore amended. Each and every day such a violation continues or is allowed to exist shall constitute a separate offense.

SECTION 6: That this ordinance shall take effect immediately from and after its passage and the publication of its caption, as the law and charter in such cases provide.

DULY PASSED by the City Council of the City of Seagoville, Texas this 27th day of February, 2023.

APPROVED:

Dennis, K. Childress, Mayor

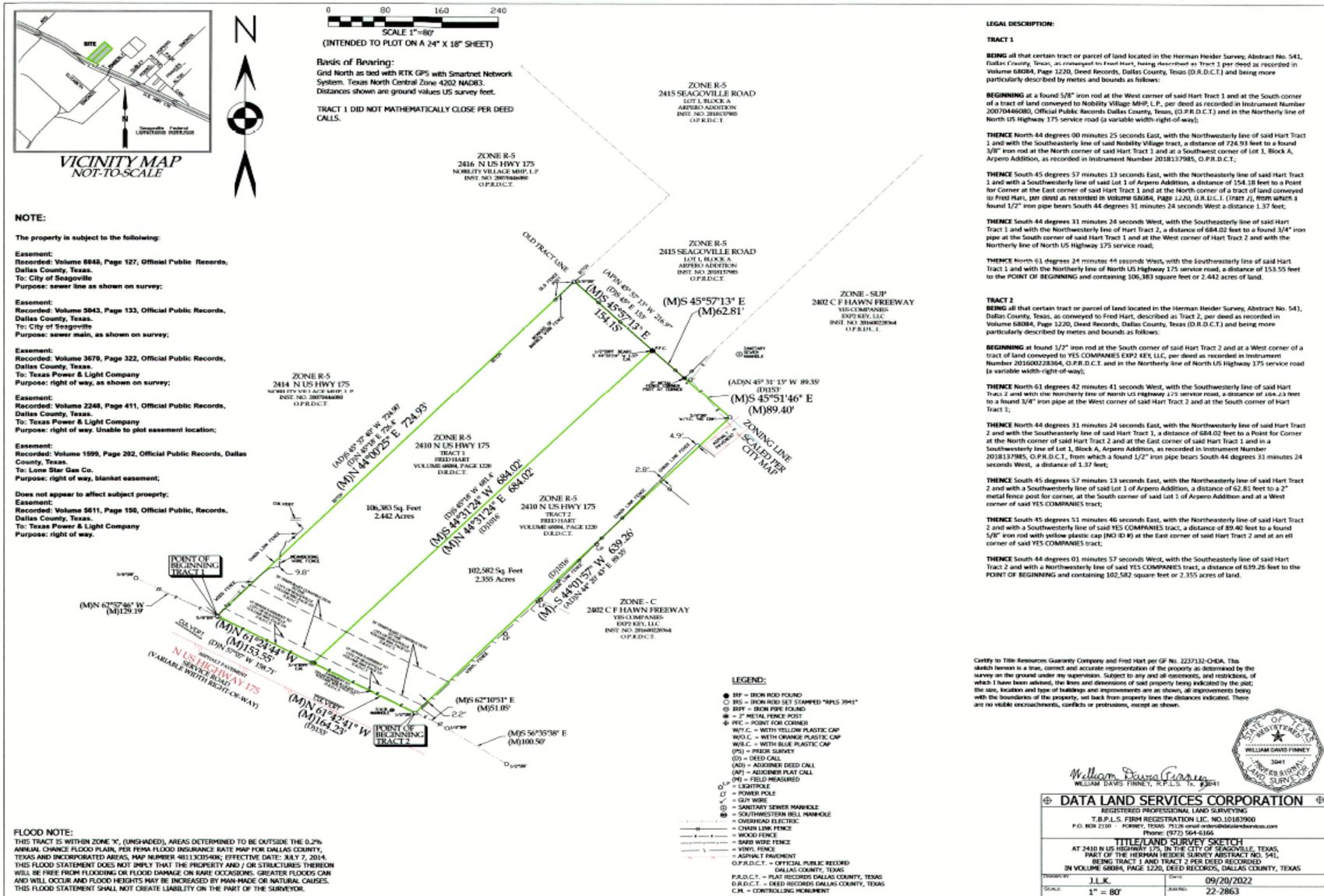
ATTEST:

Kandi Jackson, City Secretary

APPROVED AS TO FORM:

Victoria Thomas, City Attorney
(022223vwtTM133747)

EXHIBIT "A"



Regular Session Agenda Item: 11

Meeting Date: February 27, 2023

ITEM DESCRIPTION:

Conduct a public hearing and discuss a zoning change from the R-5 Single-Family Dwelling District (R-5) to Apartment (A) District on approximately .45 ± acres described as being a tract of land situated within the Herman Heider Survey Abstract No. 541, commonly known as 1815 Seagoville Road, Seagoville, Dallas County, Texas.

BACKGROUND OF ISSUE:

The subject property is located at 1815 Seagoville Road, and currently located within the R-5 Zoning District. The applicant is requesting to rezone the subject property to the Apartment zoning district. The parcels directly to the east have previously been rezoned to the Apartment zoning district to allow for a new multifamily development. The prospective developer has identified this property as being necessary to accommodate future site drainage and engineering facilities.

The aerial photograph attached shows the surrounding area to have existing low-density residences surrounding the property. Pending approval of the rezone, the property ownership will continue to move forward with the development of a multifamily housing community.

FINANCIAL IMPACT:

NA

RECOMMENDATION:

On February 14, 2023, the Planning and Zoning Commission voted unanimously to recommend approval of the zoning request

Staff recommends approval of the zoning request.

EXHIBITS:

Each of the following are set for printing on letter-sized paper unless otherwise listed.

1. Application
2. Legal Description and Survey
3. Aerial Map
4. Zoning Map
5. Future Land Use Plan



ZONING APPLICATION

City of Seagoville, Texas

ANTICIPATED MEETING DATES: P&Z: _____ City Council: _____
DATE OF PRE-APPLICATION CONFERENCE WITH CITY REPS & PLANNER (required): _____

- Application Type:**
- Initial Zoning (newly annexed or Agricultural property)
 - Rezoning (property currently zoned)
 - Planned Development (PD) – see Zoning Ordinance for special requirements and procedures
 - Specific Use Permit (SUP) – see Zoning Ordinance for special requirements and procedures

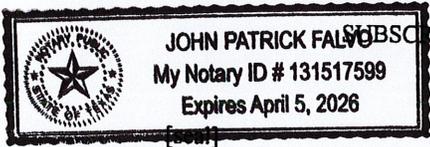
Name of Subdivision or Project: The Reserves
Physical Location of Property: 1815 E. Seagoville Road
[General Location – approximate distance to nearest existing street corner]
Brief Legal Description of Property (must also attach accurate Surveyor's metes and bounds description):
Being 0.45 acres of land in the Herman Heider Survey, Abstract No. 541, Tract 6
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]
Acreage: 0.45 Existing Zoning: R-5 Requested Zoning: Apartment Dwelling District
[Attach a detailed description of requested zoning & development standards, if a PD]

Applicant / Owner's Name: Seagoville Reserves, LLC Applicant Owner? (circle one)
Contact Person: Andrew Winkelmann Title: Representative
Company Name: DFW Advisors, Ltd. Co.
Street/Mailing Address: _____ City: _____ State: _____ Zip: _____
Phone: _____

Engineer / Representative's Name: Carney Engineering, PLLC
Contact Person: Craig Carney Title: Owner
Company Name: Carney Engineering, PLLC
Street/Mailing Address: _____
Phone: _____

SUBMITTAL DEADLINE: 30 DAYS PRIOR TO P&Z PUBLIC HEARING DATE. (All zoning applications must be advertised in the newspaper, and notices must be mailed to all property owners within 200 feet of the subject property. Please contact City staff in advance for submittal deadlines.)
All applications must be COMPLETE before they will be scheduled for P&Z agenda. It is the applicant's responsibility to be familiar with, and to comply with, all City submittal requirements (in the Zoning & Subdivision Ordinances, and any separate submittal policies, requirements and/or checklists that may be obtained from City staff), including the number of plans to be submitted, application fees, etc. Please contact City staff in advance for submittal requirements.
All application materials (one copy) must be delivered to the City's Planner. The name, address, phone number, etc. of the City's Planner can be obtained from City staff. Failure to submit all materials to the City's Planner may result in delays scheduling the zoning application for a P&Z agenda.
Notice of Public Records. The submission of plans/drawings with this application makes such items public record, and the applicant understands that these items may be viewed by the general public. Unless the applicant expressly states otherwise in writing, submission of this application (with associated plans/drawings) will be considered consent by the applicant that the general public may view and/or reproduce (i.e., copy) such documents.

I hereby certify that I am the Owner, or the duly authorized agent of the Owner (proof of authorization attached), for the purposes of this application, and that all information submitted herein is complete, true and correct to the best of my knowledge. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.
Signed: Andrew Winkelmann Title: Representative Date: 1/19/23



SUBSCRIBED AND SWORN TO before me, this the 19 day of January, 2023.
[Month] [Year]
Notary Public in and for the State of Texas:
My Commission Expires On: 4/5/2026

Office Use Only: Date Rec'd: 1/19/23 Fees Paid: \$ 250.00 Check #: _____ Receipt #: 760515
Zoning Case # _____ Accepted By: CP Official Submittal Date: 1/19/23



Independence Title
EXPLORE www.independencetitle.com

LEGEND

○ 1/2" ROD FOUND	□ FENCE POST
○ 1/2" ROD SET	□ FOR CORNER
○ 1" PIPE FOUND	□ CM CONTROLLING
□ 1" PIPE FOUND/SET	□ AC CONTROLLER
○ POINT FOR CORNER	○ POOL
○ 3/8" ROD FOUND	○ RE EQUIPMENT
○ 1" TRANSFORMER	○ POWER POLE
○ 1" ROD	○ OVERHEAD ELECTRIC
■ CULMIN	○ OVERHEAD ELECTRIC
▲ UNDERGROUND ELECTRIC	○ IRON FENCE
○ OVERHEAD ELECTRIC	○ BARBED WIRE
○ OVERHEAD POWER	○ EDGE OF ASPHALT SERVICE
○ OVERHEAD ELECTRIC	○ EDGE OF GRAVEL
○ CHAIN LINK	○ STONE
○ WOOD FENCE 0.5'	○ COVERED AREA
○ WIDE TYPICAL	○ DOUBLE SIDED WOOD FENCE

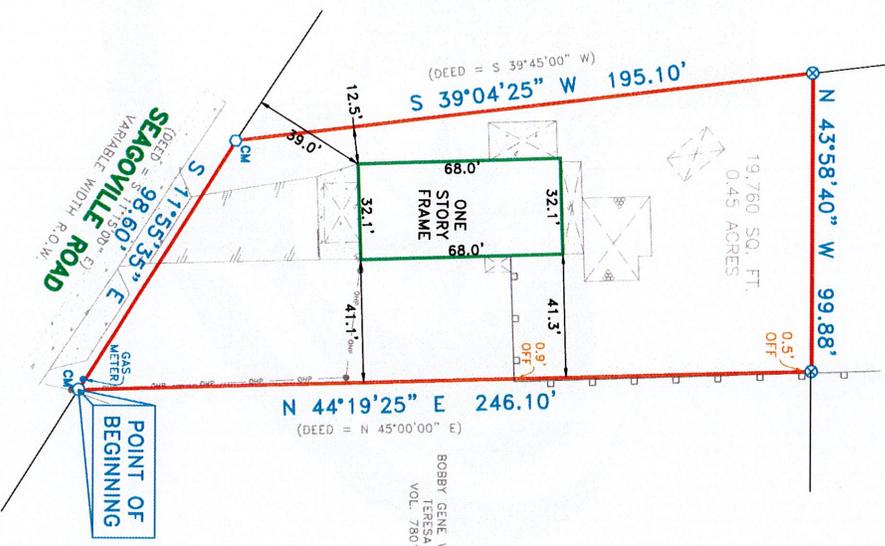
EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND RESTRICTIONS CONTAINED IN VOL. 2934, PG. 578; VOL. 2164, PG. 457; VOL. 2248, PG. 409; VOL. 5078, PG. 346

10/20/2021
datopoint verified

FEBNEY LACKEY SEBASTIAN, JR.
AND JOHNELLE GAY SEBASTIAN PERSON
VOL. 79212, PG. 2822

F.L. SEBASTIAN
INST. NO.
201100065097



BOBBY GENE WORKS AND WIFE,
TERESA A. WORKS
VOL. 78016, PG. 2435

NOTES:
BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE.
FLOOD NOTE: According to the F.I.R.M. No. 4813C054SK, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Independence Title Company. Use of this survey by any other party shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat herein is a correct and accurate representation of the property lines and dimensions as shown on the applicable and recorded plat or plats of the same.

Accepted By: _____
Purchaser
Date: _____
Purchaser

1815 Seagoville Road

Being a tract of land situated in the Herman Heider Survey, Abstract No. 541, Dallas County, Texas, some being that tract of land conveyed to Johnelle Sebastian, by deed recorded in Volume 2005055, Page 7813, Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING of a 1/2 inch iron rod found for corner, said corner being the East corner of that tract of land conveyed to Bobby Gene Works and wife, Teresa A. Works, by deed recorded in Volume 78016, Page 2435, Deed Records of Dallas County, Texas, and lying along the West line of Seagoville Road (vehicle width right-of-way);

THENCE South 11 degrees 55 minutes 35 seconds East, along said West line of Seagoville Road a distance of 195.10 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the East corner of that tract of land conveyed to Bobby Gene Works and wife, Teresa A. Works, by deed recorded in Volume 78016, Page 2435, Deed Records of Dallas County, Texas;

THENCE North 43 degrees 58 minutes 40 seconds West, along the Northwest line of said Sebastian tract, a distance of 99.88 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the South corner of said Works tract;

THENCE North 44 degrees 19 minutes 25 seconds East, along the Southeast line of said Works tract, a distance of 246.10 feet to the **POINT OF BEGINNING** and containing 19,760 square feet or 0.45 acres of land.

Drawn By: MARIA
Scale: 1" = 40'
Date: 07/12/2021
GF NO.: 2133161-MEDA
Job No.: 2114446

419 Century Plaza Dr., Ste. 210
Houston, TX 77058
P 281.443.9724
F 281.443.9724
From No. 10194200
www.cbgsurveys.com



SEAGOVILLE RESERVES LLC
P O BOX 113267
CARROLLTON TX 75011
214.253.2444

January 18, 2023

City of Seagoville
Mayor Dennis K Childress
702 N Highway 175
Seagoville, Texas 75159

Re: Hold Harmless Zoning Request for .5 Acres located at 1815 E Seagoville Rd for The Reserves

Mayor Childress:

We have submitted the required re-zoning and plat application and paid the fee that accompanies this process. We have and will continue to work with the city and its staff to obtain the appropriate zoning and re-platting.

We further understand that our re-zoning and re-platting request must move through the required city process and via the City of Seagoville, Planning and Development Services Department. This letter is to certify to the City of Seagoville that Seagoville Reserves, LLC, the Applicant, will hold the city harmless in the event the appropriate zoning cannot be achieved.

Thank you.

N. Jooma

A handwritten signature in blue ink, appearing to read 'N. Jooma', written over a horizontal line.

Seagoville Reserves, LLC.

ATTACHMENTS

Aerial

Survey 9.0-ac

Survey 0.5-ac

CAD Map

Zoning Ordinance 9.0-ac

City Acknowledgement Letter for Rezoning 0.5-ac

Civil Engineering Site Plan

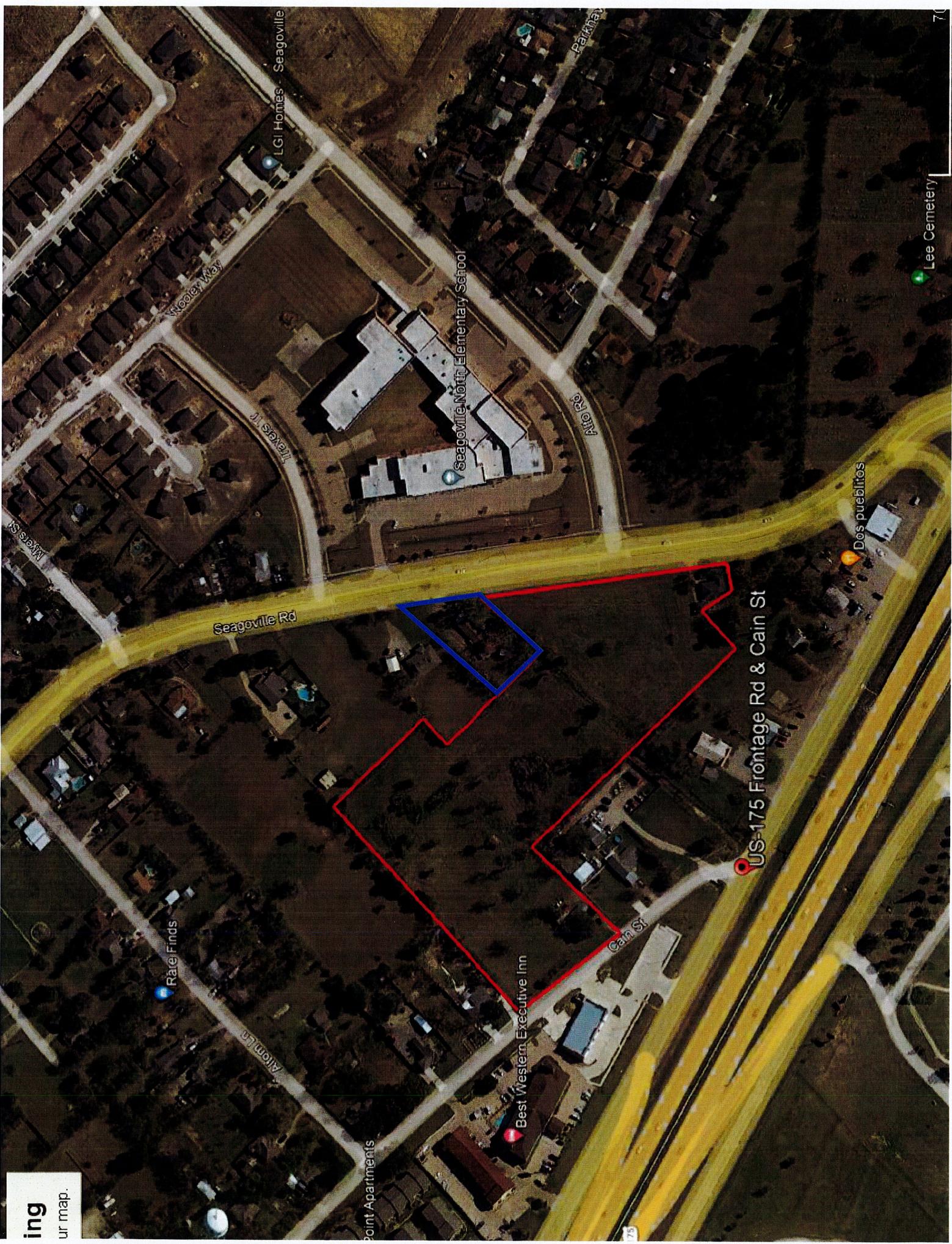
FIRM Panel Map

Water & Sewer Availability Letter

City Fee Schedule

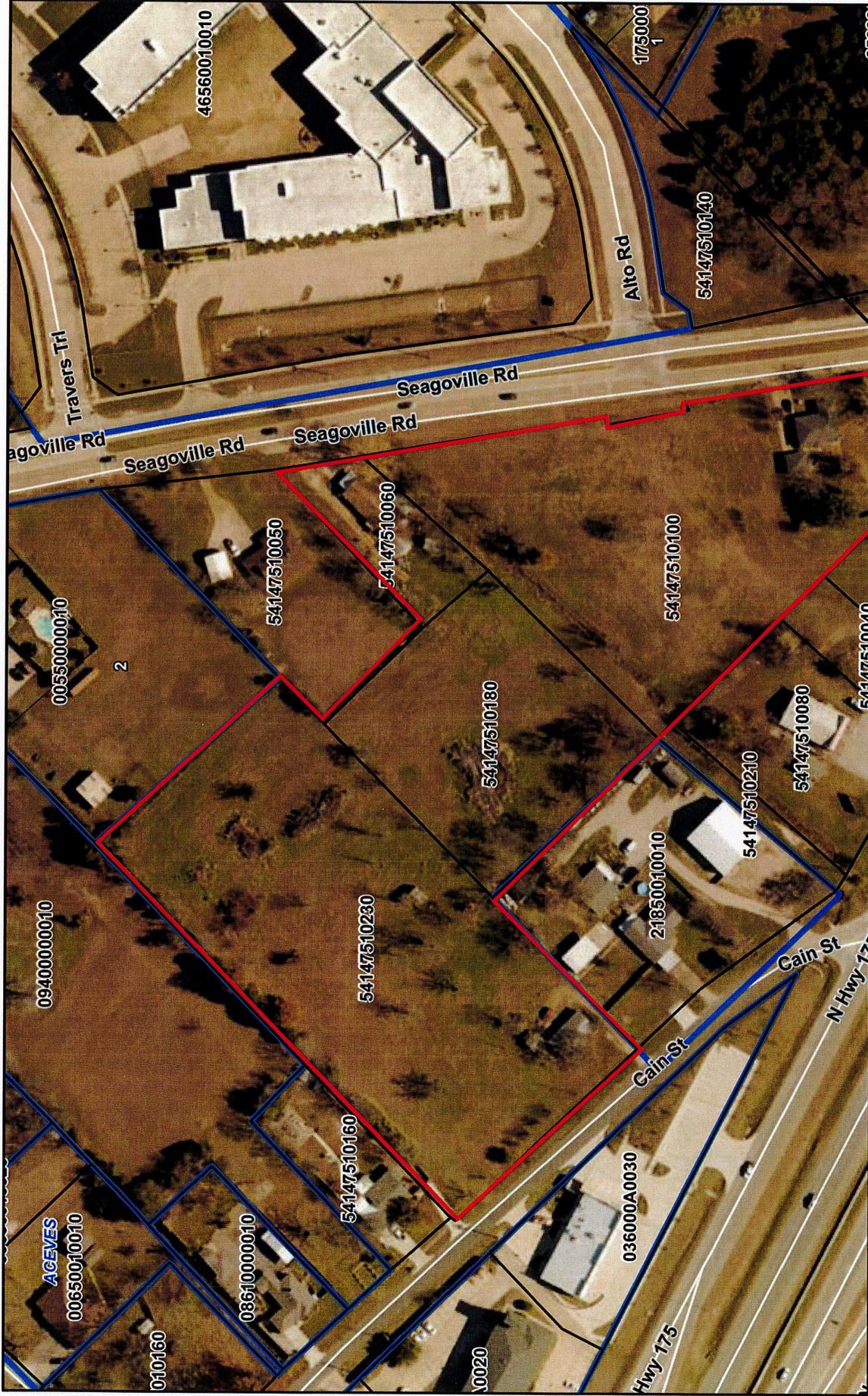
TDHCA Tab 29

ing
ur map.



Lee Cemetery

Dallas CAD Web Map



1/18/2023, 8:36:54 PM

Parcels
 - - - - - Parcel Dimension
▬ Dallas County Boundary

Abstracts
 ▭ Lot

Subdivision
 ▬ Street Centerline

0 0.01 0.03 0.05 0.06 mi
 0 0.03 0.05 0.1 km

Esri, Community Maps Contributors, Baylor University, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONAMP, Esri, HERE, Garmin, Dallas County Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

AN ORDINANCE OF THE CITY OF SEAGOVILLE, TEXAS

ORDINANCE NO. 11-2022

AN ORDINANCE OF THE CITY OF SEAGOVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF SEAGOVILLE, AS AMENDED, BY GRANTING A CHANGE IN ZONING FROM R-5, RESIDENTIAL-5 AND D, DUPLEX, TO A, APARTMENT ON 8.95± ACRES, IN THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, BEING DEPICTED AND DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN, AND BEING COMPRISED OF THE FOLLOWING THREE TRACTS: (1) APPROXIMATELY 3.2± ACRES DESCRIBED AS TRACT 10 IN THE HERMAN HEIDER ABSTRACT 541, COMMONLY REFERRED TO AS 1803 EAST SEAGOVILLE ROAD; (2) APPROXIMATELY 1.75± ACRES DESCRIBED AS TRACTS 18 AND 19 IN THE HERMAN HEIDER ABSTRACT 541, COMMONLY REFERRED TO AS 620 NO NAME STREET; AND (3) APPROXIMATELY 4± ACRES DESCRIBED AS TRACT 23 IN THE HERMAN HEIDER ABSTRACT, COMMONLY REFERRED TO AS 1908 CAIN ROAD; PROVIDING FOR A REPEALING CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Whereas, the Planning and Zoning Commission of the City of Seagoville and the City Council of the City of Seagoville, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given requisite notices by publication and otherwise, and have held due public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and the City Council of the City of Seagoville is of the opinion and finds that a zoning change should be granted, and that the Comprehensive Zoning Ordinance and Map should be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SEAGOVILLE, TEXAS:

SECTION 1: That the Comprehensive Zoning Ordinance and Map of the City of Seagoville, Texas, as heretofore amended, be and the same is hereby amended by granting a change in the zoning from R-5, Residential-5 and D, Duplex, to A, Apartment, on approximately 8.95± in the City of Seagoville, Dallas County, Texas, being depicted and legally described by metes and bounds in Exhibit "A", which is attached hereto and incorporated herein by this reference and being comprised of the following three tracts: (1) approximately 3.2± acres described as Tract 10 in the Herman Heider Abstract 541, commonly referred to as 1803 East Seagoville Road; (2) approximately 1.75± acres described as Tracts 18 and 19 in the Herman Heider Abstract 541,

commonly referred to as 620 No Name Street; and (3) approximately 4± acres described as Tract 23 in the Herman Heider Abstract 541, commonly referred to as 1908 Cain Road.

SECTION 2: That the land shall be used only for the purposes set out in accordance with the City of Seagoville's Zoning Ordinance and all other ordinances, codes, and policies of the City of Seagoville, as amended.

SECTION 3: That all provisions of the Ordinances of the City of Seagoville, Texas, in conflict with the provisions of this ordinance as amended be hereby repealed and all other provisions not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4: That should any sentence, paragraph, subdivision, clause, phrase, or section of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance or the Comprehensive Zoning Ordinance as a whole, or any part or provision thereof, other than the part declared to be invalid, illegal, or unconstitutional.

SECTION 5: That any person, firm, or corporation violating, disobeying, neglecting, refusing to comply with, or resisting the enforcement of any of the provisions or terms of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, shall be subject to the same penalty of two thousand dollars (\$2,000.00) for each offense as provided for in the Comprehensive Zoning Ordinance of the City of Seagoville, as heretofore amended. Each and every day such a violation continues or is allowed to exist shall constitute a separate offense.

SECTION 6: That this ordinance shall take effect immediately from and after its passage and the publication of its caption, as the law and charter in such cases provide.

DULY PASSED by the City Council of the City of Seagoville, Texas this 28th day of March, 2022.

APPROVED:



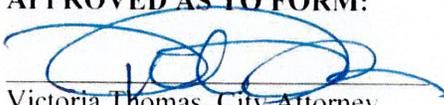
Dennis, K. Childress, Mayor

ATTEST:



Kandi Jackson, City Secretary

APPROVED AS TO FORM:



Victoria Thomas, City Attorney
(/cdb 03/16/2022 TM128465)



12/30/22
1:00 AM CET
dotloop verified



LEGEND

○ 1/2" ROD FOUND	□ FENCE POST FOR CORNER
⊗ 1/2" ROD SET	CM CONTROLLING MONUMENT
○ 1" PIPE FOUND	AC AIR CONDITIONER
⊗ "X" FOUND/SET	PE POOL EQUIPMENT
⊕ POINT FOR CORNER	● POWER POLE
⊗ 5/8" ROD FOUND	△ OVERHEAD ELECTRIC
T TRANSFORMER PAD	— I— IRON FENCE
■ COLUMN	— X— BARBED WIRE
▲ UNDERGROUND ELECTRIC	— /— EDGE OF ASPHALT
— OHP— OVERHEAD ELECTRIC POWER	— /— EDGE OF GRAVEL
— OES— OVERHEAD ELECTRIC SERVICE	— []— STONE
— []— CHAIN LINK	— []— CONCRETE
— []— WOOD FENCE 0.5' WIDE TYPICAL	— []— COVERED AREA
— []— DOUBLE SIDED WOOD FENCE	— []— BRICK

EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 2934, PG. 578, VOL. 2164, PG. 457, VOL. 2248, PG. 409, VOL. 5078, PG. 346

NOTES:
BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE.

FLOOD NOTE: According to the F.I.R.M. No. 48113C0545K, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Independence Title Company. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Accepted by: _____
Date: _____ Purchaser

Accepted by: _____
Date: _____ Purchaser

Drawn By: MARIA

Scale: 1" = 40'

Date: 07/12/2021

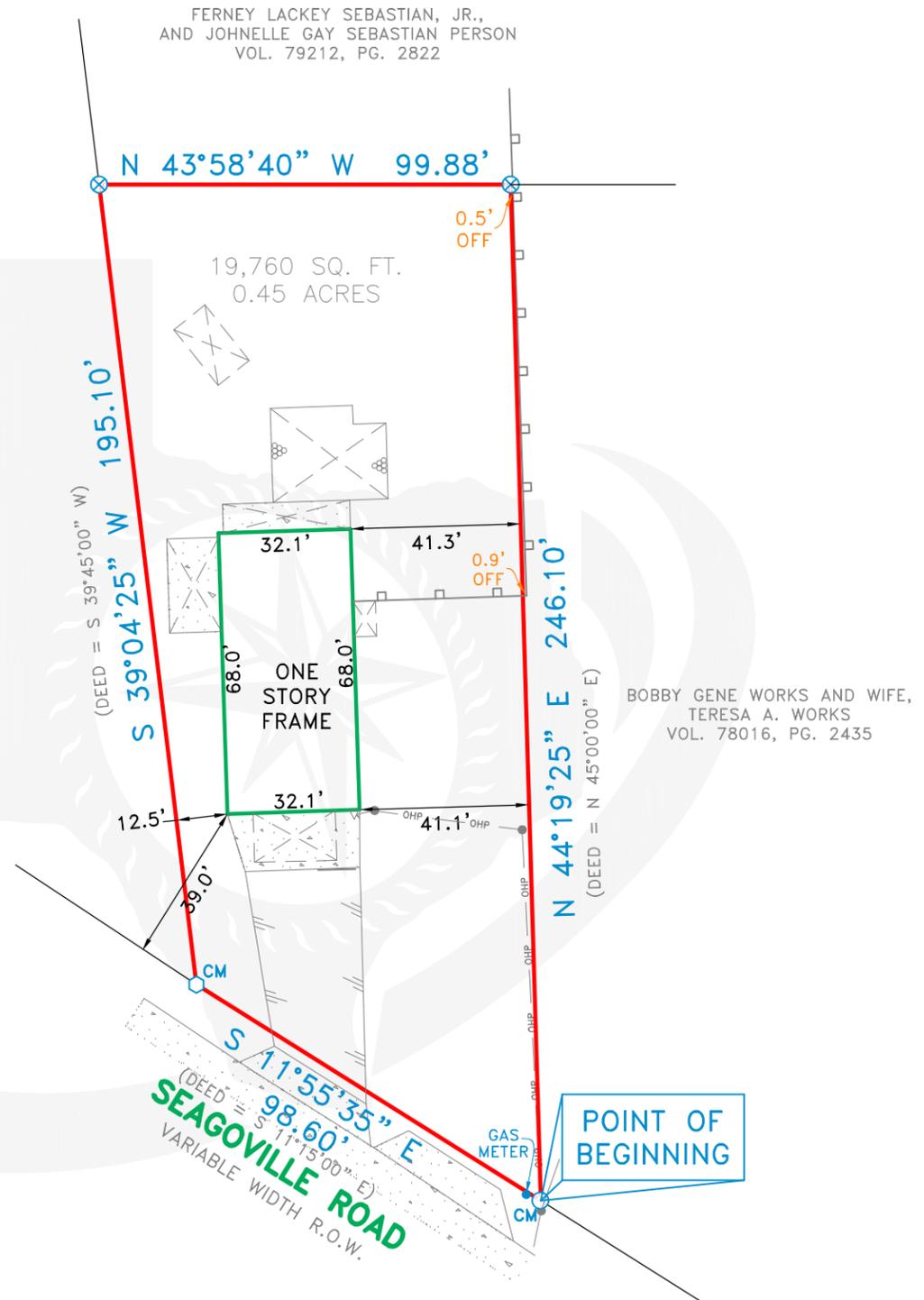
GF NO.: 2133161-MEDA

Job No. 2114446

419 Century Plaza Dr., Ste. 210
Houston, TX 77073
P 281.443.9288
F 281.443.9224
Firm No. 10194280
www.cbgtllc.com

F.L. SEBASTIAN
INST. NO.
201100065097

FERNEY LACKEY SEBASTIAN, JR.,
AND JOHNELLE GAY SEBASTIAN PERSON
VOL. 79212, PG. 2822



1815 Seagoville Road

Being a tract of land situated in the Herman Heider Survey, Abstract No. 541, Dallas County, Texas, same being that tract of land conveyed to Johnelle Sebastian, by deed recorded in Volume 2005053, Page 7613, Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

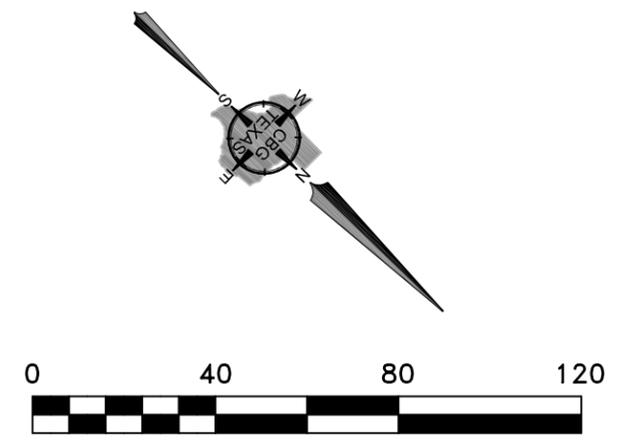
BEGINNING at a 1/2 inch iron rod found for corner, said corner being the East corner of that tract of land conveyed to Bobby Gene Works and wife, Teresa A. Works, by deed recorded in Volume 78016, Page 2435, Deed Records of Dallas County, Texas, and lying along the West line of Seagoville Road (variable width right-of-way);

THENCE South 11 degrees 55 minutes 35 seconds East, along said West line of Seagoville Road, a distance of 98.60 feet to a 1 inch iron pipe found for corner, said corner being the North corner of that tract of land conveyed to F.L. Sebastian, by deed recorded in Instrument No. 201100065097, Official Public Records of Dallas County, Texas;

THENCE South 39 degrees 04 minutes 25 seconds West, along the Northwest line of said Sebastian tract, a distance of 195.10 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the East corner of that tract of land conveyed to Ferney Lackey Sebastian, Jr., and Johnelle Gay Sebastian Person, by deed recorded in Volume 79212, Page 2822, Deed Records of Dallas County, Texas;

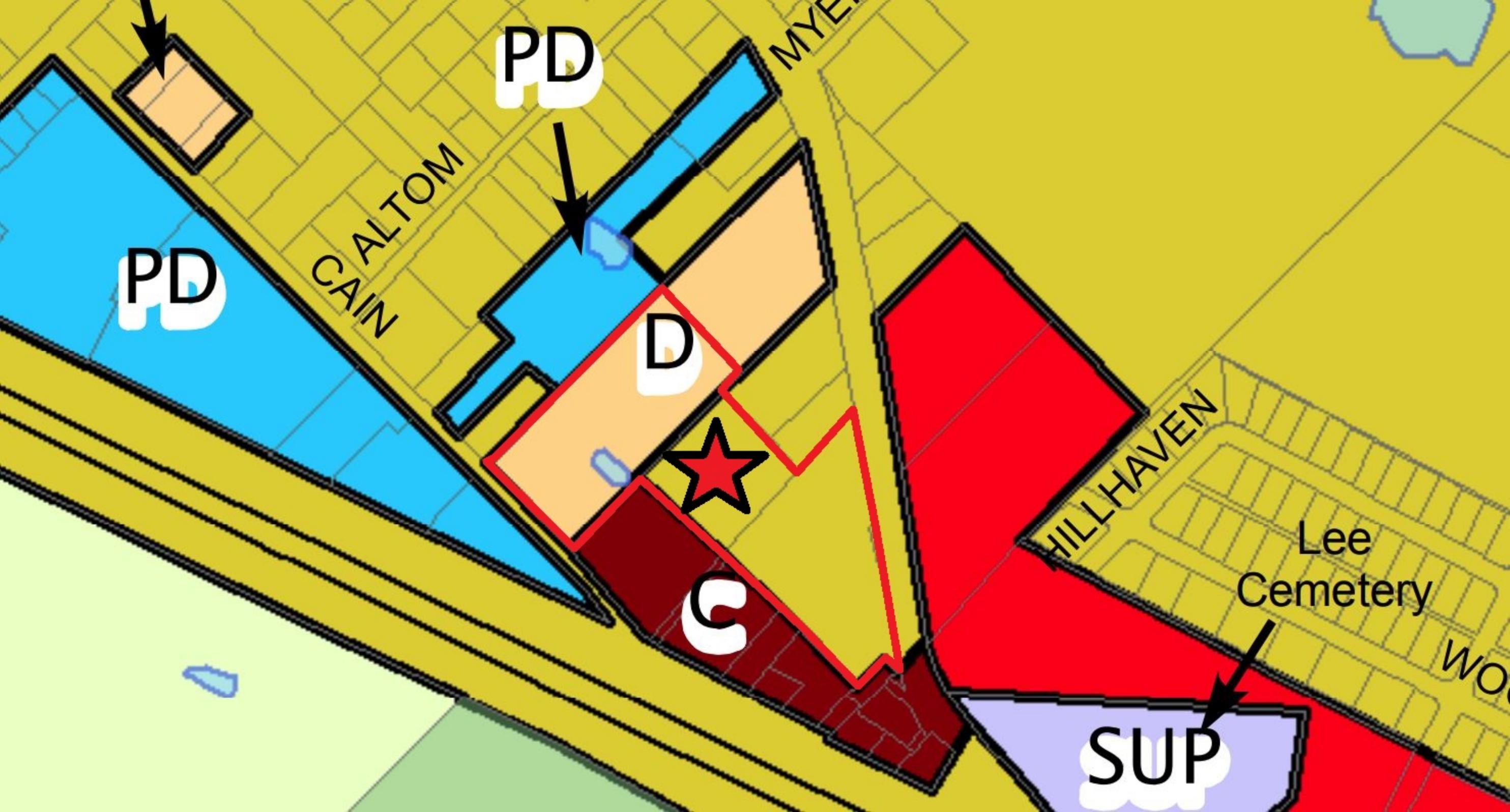
THENCE North 43 degrees 58 minutes 40 seconds West, along the Northeast line of said Sebastian tract, a distance of 99.88 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the South corner of said Works tract;

THENCE North 44 degrees 19 minutes 25 seconds East, along the Southeast line of said Works tract, a distance of 246.10 feet to the POINT OF BEGINNING and containing 19,760 square feet or 0.45 acres of land.





54147510050
54147510060
54147510130



PD

PD

D



C

SUP

CAIN
ALTOM

MYER

HILLHAVEN

Lee
Cemetery

WO

Plate 5-1 Future Land Use Plan

City of Seagoville, Texas
Comprehensive Plan

Future Land Use Legend

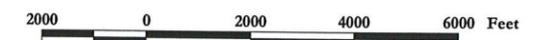
- LDR - Low Density Residential
- MDR - Medium Density Residential
- HDR - High Density Residential
- MH - Manufactured Housing
- P/SP - Public/Semi-Public
- P/OS - Parks
- R - Retail
- C - Commercial
- O - Office
- I - Industrial
- CA - Central Area
- Floodplain

Boundary Legend

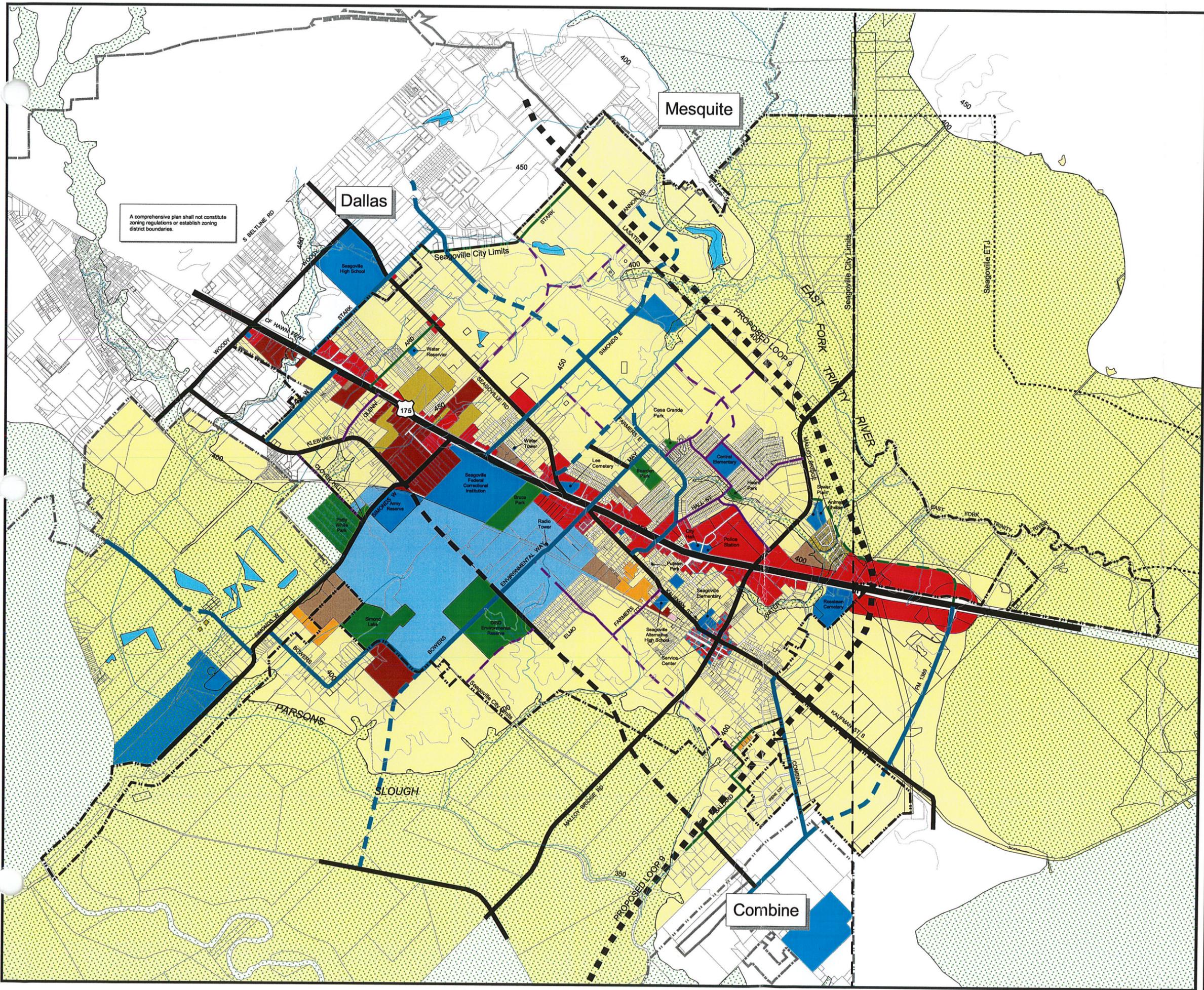
- Seagoville City Limits
- Seagoville ETJ
- Surrounding City Limits
- County Line

Thoroughfare Legend

- Major Thoroughfare Type A
- Type A Proposed
- Minor Thoroughfare Type B
- Type B Proposed
- Major Collector Type C
- Type C Proposed
- Minor Collector Type D
- Type D Proposed



Dunkin Sefko & Associates, Inc.
Urban Planning Consultants Dallas Texas
Date: October 2002



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

Regular Session Agenda Item: 12

Meeting Date: February 27, 2023

ITEM DESCRIPTION:

Discuss and consider approving an Ordinance of the City of Seagoville, Texas, amending the Comprehensive Zoning Ordinance and map of the City of Seagoville, as amended, by granting a change in zoning from R-5 (Residential-5) to A (Apartment), on approximately 0.45± acre located in the Herman Heider Survey Abstract 541, Tract 6, described and depicted in Exhibit “A”, attached hereto, and commonly known as 1815 Seagoville Road, Seagoville, Dallas County, Texas; providing for a repealing clause; providing for a savings clause; providing for a severability clause; providing for a penalty of fine not to exceed Two Thousand Dollars (\$2,000.00) for each offense; and providing for an effective date.

BACKGROUND OF ISSUE:

The subject property is located at 1815 Seagoville Road, and currently located within the R-5 Zoning District. The applicant is requesting to rezone the subject property to the Apartment zoning district. The parcels directly to the east have previously been rezoned to the Apartment zoning district to allow for a new multifamily development. The prospective developer has identified this property as being necessary to accommodate future site drainage and engineering facilities.

The aerial photograph attached shows the surrounding area to have existing low-density residences surrounding the property. Pending approval of the rezone, the property ownership will continue to move forward with the development of a multifamily housing community.

FINANCIAL IMPACT:

NA

RECOMMENDATION:

On February 14, 2023, the Planning and Zoning Commission voted unanimously to recommend approval of the zoning request

Staff recommends approval of the zoning request.

EXHIBITS:

1. Proposed Zoning Ordinance

AN ORDINANCE OF THE CITY OF SEAGOVILLE, TEXAS

ORDINANCE NO. ____-2023

AN ORDINANCE OF THE CITY OF SEAGOVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF SEAGOVILLE, AS AMENDED, BY GRANTING A CHANGE IN ZONING FROM R-5 (R-5 SINGLE-FAMILY DWELLING) TO A (APARTMENT DWELLING), ON APPROXIMATELY 0.45± ACRE LOCATED IN THE HERMAN HEIDER SURVEY ABSTRACT 541, TRACT 6, DESCRIBED AND DEPICTED IN EXHIBIT “A”, ATTACHED HERETO, AND COMMONLY KNOWN AS 1815 SEAGOVILLE ROAD, SEAGOVILLE, DALLAS COUNTY, TEXAS; PROVIDING FOR A REPEALING CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Whereas, the Planning and Zoning Commission of the City of Seagoville and the City Council of the City of Seagoville, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given requisite notices by publication and otherwise, and have held due public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and the City Council of the City of Seagoville is of the opinion and finds that a zoning change should be granted, and that the Comprehensive Zoning Ordinance and Map should be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SEAGOVILLE, TEXAS:

SECTION 1: That the Comprehensive Zoning Ordinance and Map of the City of Seagoville, Texas, as heretofore amended, be and the same is hereby amended by granting a change in the zoning from R-5 (R-5 Single-Family Swelling) to A (Apartment Dwelling), on approximately 0.45± acre located in the Herman Heider Survey Abstract 541, Tract 6, described and depicted in Exhibit “A”, attached hereto, and commonly known as 1815 Seagoville Road, Seagoville, Dallas County, Texas.

SECTION 2: That the land shall be used only for the purposes set out in accordance with the City of Seagoville’s Zoning Ordinance and all other ordinances, codes, and policies of the City of Seagoville, as amended.

SECTION 3: That all provisions of the Ordinances of the City of Seagoville, Texas, in conflict with the provisions of this ordinance as amended be hereby repealed and all other provisions not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4: That should any sentence, paragraph, subdivision, clause, phrase, or section of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance or the Comprehensive Zoning Ordinance as a whole, or any part or provision thereof, other than the part declared to be invalid, illegal, or unconstitutional.

SECTION 5: That any person, firm, or corporation violating, disobeying, neglecting, refusing to comply with, or resisting the enforcement of any of the provisions or terms of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, shall be subject to the same penalty of two thousand dollars (\$2,000.00) for each offense as provided for in the Comprehensive Zoning Ordinance of the City of Seagoville, as heretofore amended. Each and every day such a violation continues or is allowed to exist shall constitute a separate offense.

SECTION 6: That this ordinance shall take effect immediately from and after its passage and the publication of its caption, as the law and charter in such cases provide.

DULY PASSED by the City Council of the City of Seagoville, Texas this 27th day of February, 2023.

APPROVED:

Dennis, K. Childress, Mayor

ATTEST:

Kandi Jackson, City Secretary

APPROVED AS TO FORM:

Victoria Thomas, City Attorney
(/cdb 02/21/2023)

Regular Session Agenda Item: 13

Meeting Date: February 27, 2023

ITEM DESCRIPTION:

Conduct a public hearing and discuss a zoning change from the Office District (O) to the Commercial (C) District on approximately 2.146 ± acres described as being a tract of land situated within Lot No. 3 of the Oliver Hall Subdivision, commonly known as 1102 North U.S. Highway 175 Seagoville Road, Seagoville, Dallas County, Texas.

BACKGROUND OF ISSUE:

The subject property is located at 1102 North U.S. Highway 175 Seagoville Road, and currently located within the Office Zoning District. The applicant is requesting of rezone the subject property to the Commercial zoning district. The parcels directly to the west and south are also currently within the Commercial zoning district. The aerial photograph attached shows the surrounding area to have existing low-density residences to the north and east of the property. While a nearby residential neighborhood is present, screening standards would ensure a visual screening wall is required to be installed upon development of the site.

FINANCIAL IMPACT:

NA

RECOMMENDATION:

On February 14, 2023, the Planning and Zoning Commission voted unanimously to recommend approval of the zoning request

Staff recommends approval of the zoning request.

EXHIBITS:

Each of the following are set for printing on letter-sized paper unless otherwise listed.

1. Application
2. Legal Description and Survey
3. Aerial Map
4. Zoning Map
5. Future Land Use Plan



ZONING APPLICATION

City of Seagoville, Texas

ANTICIPATED MEETING DATES: P&Z: _____ City Council: _____

DATE OF PRE-APPLICATION CONFERENCE WITH CITY REPS & PLANNER (required): _____

Application Type:

- Initial Zoning (newly annexed or Agricultural property)
- Rezoning (property currently zoned)
- Planned Development (PD) – see Zoning Ordinance for special requirements and procedures
- Specific Use Permit (SUP) – see Zoning Ordinance for special requirements and procedures

Name of Subdivision or Project: _____

Physical Location of Property: 1102 N. U.S. Highway 175, Seagoville, Texas 75159

[General Location -- approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate Surveyor's metes and bounds description): _____

Lot 3, Oliver Hall Subdivision, Volume 2002057, Page 554

[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Acreage: 2.146 Existing Zoning: O - Office Requested Zoning: C - Commercial

[Attach a detailed description of requested zoning & development standards, if a PD]

Applicant / Owner's Name: Jose Manuel Hernandez and Maria Del Refugio Hernandez Applicant or Owner? (circle one)

Contact Person: Jose or Maria Hernandez Title: Owners

Company Name: _____

Street/Mailing Address: _____

Phone: _____ Fax: () _____ Email Address: _____

Engineer / Representative's Name: Bruce R. Coleman

Contact Person: Bruce R. Coleman Title: Attorney

Company Name: Powell Coleman & Arnold, LLP

Street/Mailing Address: _____

Phone: _____

SUBMITTAL DEADLINE: 30 DAYS PRIOR TO P&Z PUBLIC HEARING DATE. (All zoning applications must be advertised in the newspaper, and notices must be mailed to all property owners within 200 feet of the subject property. Please contact City staff in advance for submittal deadlines.)

All applications must be COMPLETE before they will be scheduled for P&Z agenda. It is the applicant's responsibility to be familiar with, and to comply with, all City submittal requirements (in the Zoning & Subdivision Ordinances, and any separate submittal policies, requirements and/or checklists that may be obtained from City staff), including the number of plans to be submitted, application fees, etc. Please contact City staff in advance for submittal requirements.

All application materials (one copy) must be delivered to the City's Planner. The name, address, phone number, etc. of the City's Planner can be obtained from City staff. Failure to submit all materials to the City's Planner may result in delays scheduling the zoning application for a P&Z agenda.

Notice of Public Records. The submission of plans/drawings with this application makes such items public record, and the applicant understands that these items may be viewed by the general public. Unless the applicant expressly states otherwise in writing, submission of this application (with associated plans/drawings) will be considered consent by the applicant that the general public may view and/or reproduce (i.e., copy) such documents.

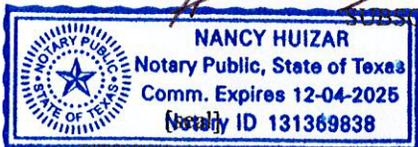
I hereby certify that I am the Owner, or the duly authorized agent of the Owner (proof of authorization attached), for the purposes of this application, and that all information submitted herein is complete, true and correct to the best of my knowledge. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

Signed: _____ Title: Owners Date: 01-12-23

SUBSCRIBED AND SWORN TO before me, this the 12 day of January, 2023

[Month]

[Year]



Notary Public in and for the State of Texas: Nancy Huizar

My Commission Expires On: 12-04-2025

Office Use Only: Date Rec'd: _____ Fees Paid: \$ 500.00 Check #: 2094 Receipt #: 760619

Zoning Case # _____ Accepted By: CP Official Submittal Date: _____

POWELL
COLEMAN
&
ARNOLD
ATTORNEYS

8080 N. Central Expressway
Suite 1380
Dallas, Texas 75206
Tel: 214-373-8767
Fax: 214-373-8768
www.pcallp.com

Direct Dial: 214-373-8782
Email: bcoleman@pcallp.com

January 19, 2023

City of Seagoville
702 N. US Highway 175
Seagoville, Texas 75159
Attn: Bill Medina, Planning and Zoning

Re: 1102 N. US Highway 175

Dear Bill,

I am enclosing the Zoning Application for the change of zoning relating to the property described above. I am including the survey of the property, a copy of the Deed to the current owners, and a check in the amount of \$500.00 to cover the filing fee. Please let me know if you need anything else, and we would also like to know when the Planning and Zoning hearing is scheduled when you have that date.

Yours very truly,



Bruce R. Coleman

BRC/jr

Enclosures

cc: Howard Lawson – *via email*

Joe Priest – *via email*



Know what's below.
Call before you dig.

TITLE SURVEY

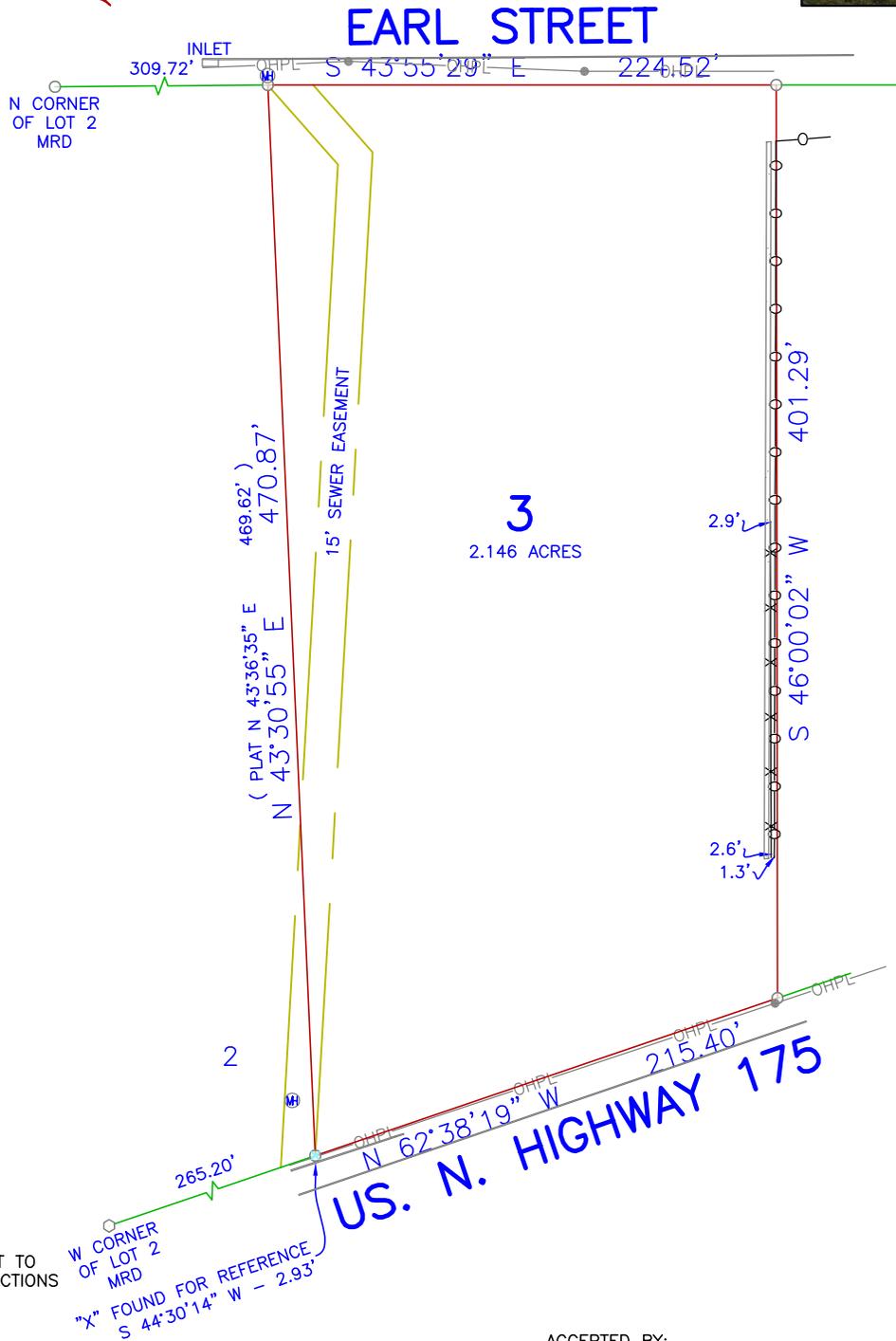
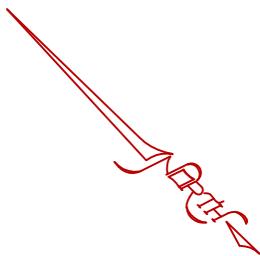


WWW.RHODESSURVEYING.COM

BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 1102 U.S. N. HIGHWAY 175, in the city of SEAGOVILLE Texas.

Lot No. 3, Block No. -
of OLIVER HALL SUBDIVISION, an addition in the city of SEAGOVILLE, DALLAS COUNTY Texas according to the MAP OR PLAT THEREOF RECORDED in VOLUME 2002057 at PAGE 554 of the MAP/PLAT records of DALLAS COUNTY, TEXAS.



PROPERTY SUBJECT TO EASEMENTS & RESTRICTIONS
VOL. 1584, PG. 263
VOL. 3841, PG. 293
VOL. 5043, PG. 115
VOL. 2004130, PG. 9209

ACCEPTED BY: _____



THIS BOUNDARY IS PER EVIDENCE FOUND ON SITE

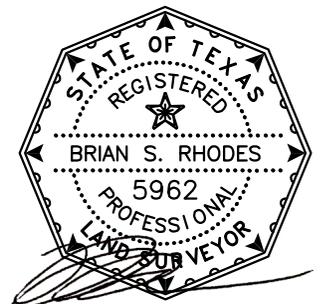
MRD'S SHOWN HEREON ARE BASIS FOR DIRECTIONAL CONTROL

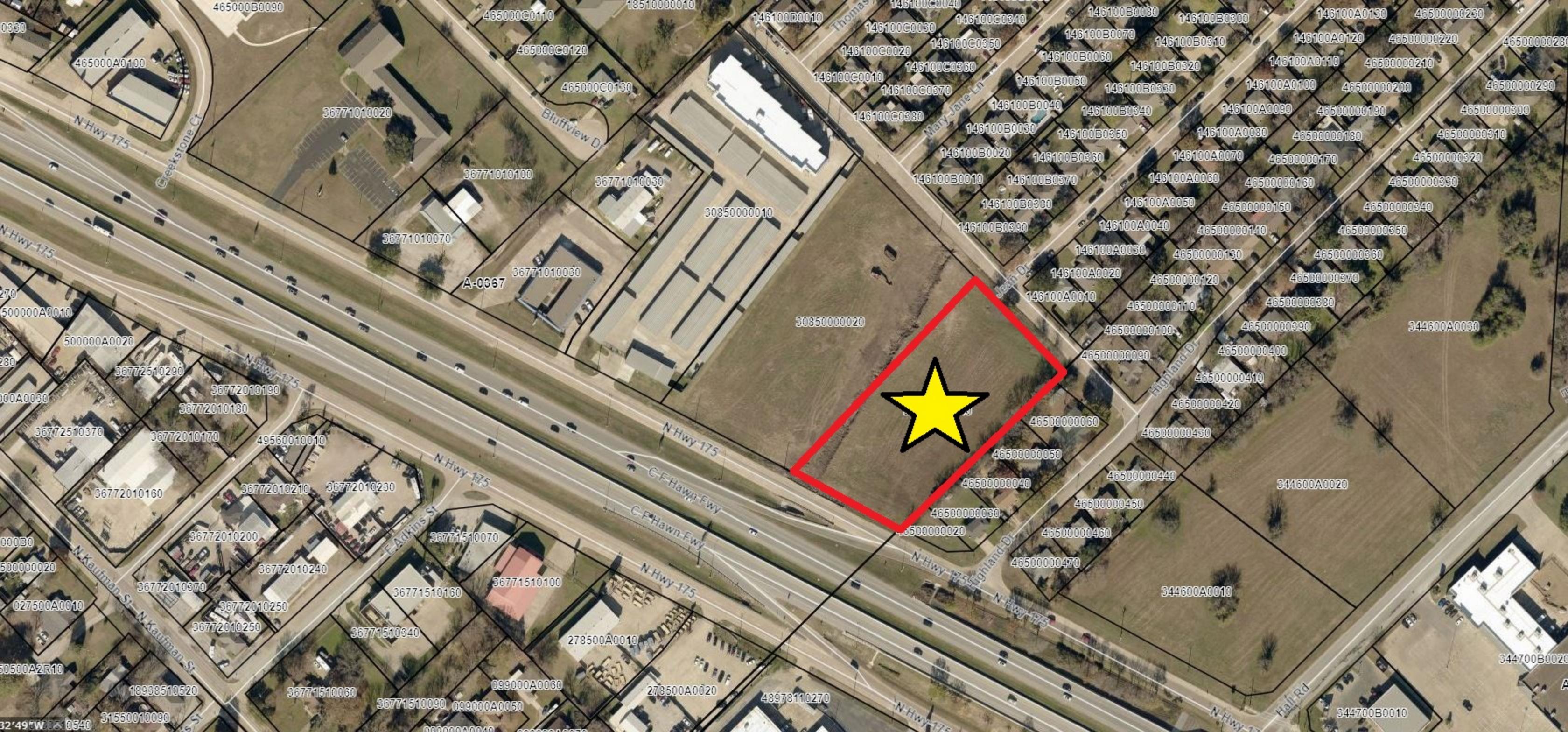
1529 E. I-30, STE. 106 - GARLAND, TX 75043 - FIRM REGISTRATION NO. 10194052
The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY SEAGOVILLE SELF STORAGE, LP
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 80'
Date: 11/29/2022
G. F. No.: 5134662-S-TX-CP-GL
Job no.: 111659
Drawn by: ABP

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR SEAGOVILLE SELF STORAGE, LP

LEGEND	
WOOD FENCE	TEXT
CHAIN LINK	IMPROVEMENTS
IRON FENCE	BOUNDARY LINE
WIRE FENCE	EASEMENT SETBACK
	RESIDENCE/BUILDING
MRD - MONUMENTS OF RECORD DIGNITY	
○ 1/2" IRON ROD FOUND	
○ 1/2" YELLOW-CAPPED IRON ROD SET	
□ SET 'x'	
○ 5/8" YELLOW-CAPPED IRON ROD FOUND	
● PK NAIL FOUND	
○ - CABLE	○ - GUY-WIRE
○ - CLEAN OUT	○ - ELECTRIC
○ - GAS METER	○ - POWER POLE
○ - FIRE HYDRANT	○ - TELEPHONE
○ - LIGHT POLE	○ - WATER METER
○ - MANHOLE	○ - WATER VALVE
(UNLESS OTHERWISE NOTED)	





N Hwy 175

Bluffview Dr

Mary Jane Ln

Jean Dr

Highland Dr

N Kaufman St

E Adkins St

C-F Hawk Fwy

N Hwy 175

N Hwy 175

Hali Rd

36771010020

36771010100

36771010030

36771010070

36771010030

A-0367

30850000010

30850000020

36772010190

36772010130

49560010010

36772010210

36772010230

36772010200

36772010240

36772010250

36772010250

36771510340

36771510160

36771510100

278500A0010

36771510060

36771510090

099000A0050

099000A0060

278500A0020

48978110270

46500000470

46500000460

46500000020

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46500000400

46500000410

46500000420

46500000430

46500000440

46500000450

46500000460

46500000470

344600A0020

344600A0010

344700B0010

344700B0020

A

Plate 5-1 Future Land Use Plan

City of Seagoville, Texas
Comprehensive Plan

Future Land Use Legend

- LDR - Low Density Residential
- MDR - Medium Density Residential
- HDR - High Density Residential
- MH - Manufactured Housing
- P/SP - Public/Semi-Public
- P/OS - Parks
- R - Retail
- C - Commercial
- O - Office
- I - Industrial
- CA - Central Area
- Floodplain

Boundary Legend

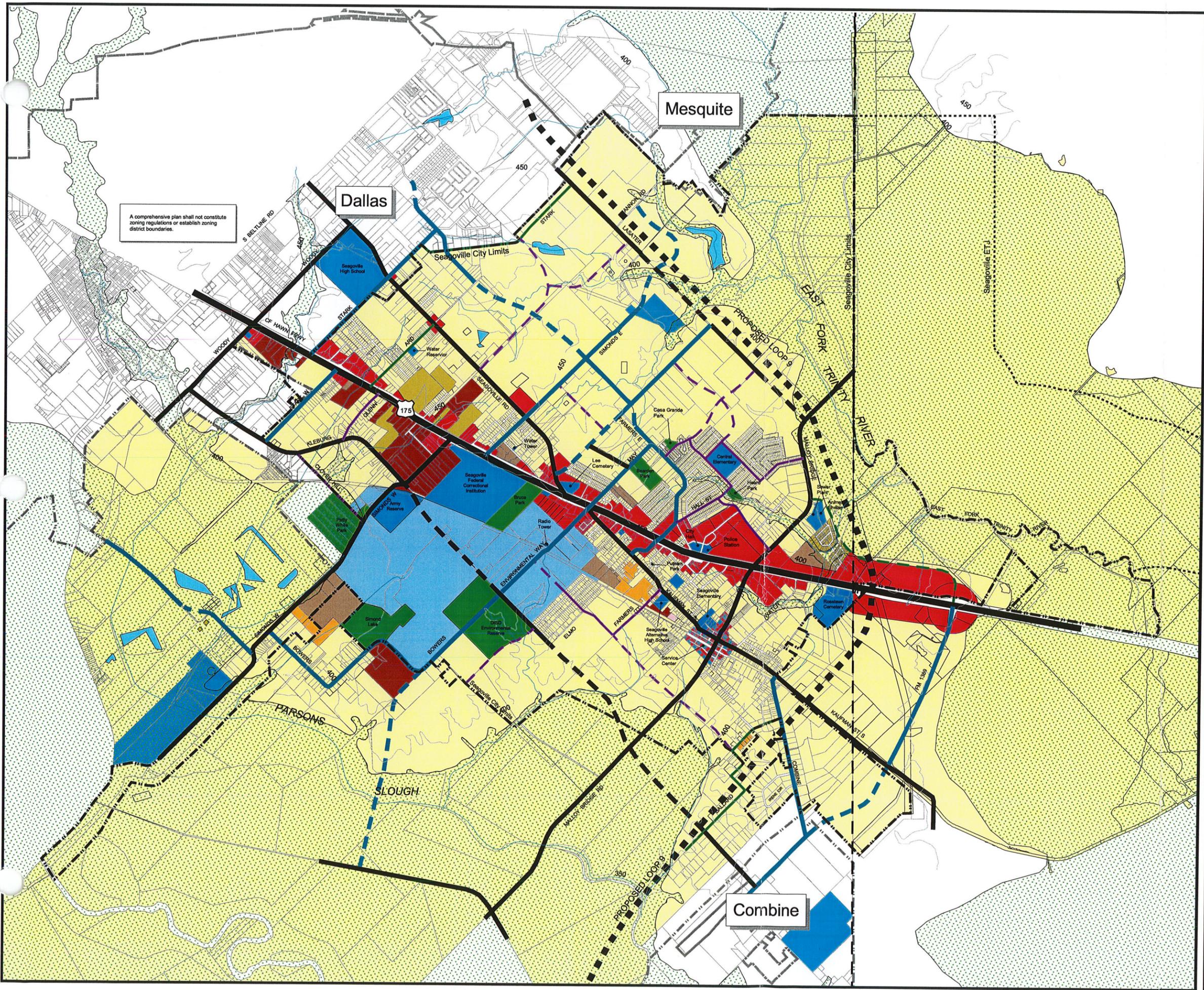
- Seagoville City Limits
- Seagoville ETJ
- Surrounding City Limits
- County Line

Thoroughfare Legend

- Major Thoroughfare Type A
- Type A Proposed
- Minor Thoroughfare Type B
- Type B Proposed
- Major Collector Type C
- Type C Proposed
- Minor Collector Type D
- Type D Proposed



Dunkin Sefko & Associates, Inc.
Urban Planning Consultants Dallas Texas
Date: October 2002



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

Regular Session Agenda Item: 14

Meeting Date: February 27, 2023

ITEM DESCRIPTION:

Discuss and consider approving an Ordinance of the City of Seagoville, Texas, amending the Comprehensive Zoning Ordinance and map of the City of Seagoville, as amended, by granting a change in zoning from the O (Office) to C (Commercial), on approximately 2.146± acres located in the Oliver Hall Subdivision, Lot 3, described and depicted in Exhibit "A", attached hereto, and commonly known as 1102 North U.S. Highway 175, Seagoville, Dallas County, Texas; providing for a repealing clause; providing for a savings clause; providing for a severability clause; providing for a penalty of fine not to exceed Two Thousand Dollars (\$2,000.00) for each offense; and providing for an effective date.

BACKGROUND OF ISSUE:

The subject property is located at 1102 North U.S. Highway 175 Seagoville Road, and currently located within the Office Zoning District. The applicant is requesting of rezone the subject property to the Commercial zoning district. The parcels directly to the west and south are also currently within the Commercial zoning district. The aerial photograph attached shows the surrounding area to have existing low-density residences to the north and east of the property. While a nearby residential neighborhood is present, screening standards would ensure a visual screening wall is required to be installed upon development of the site.

FINANCIAL IMPACT:

NA

RECOMMENDATION:

On February 14, 2023, the Planning and Zoning Commission voted unanimously to recommend approval of the zoning request

Staff recommends approval of the zoning request.

EXHIBITS:

1. Proposed Zoning Ordinance

AN ORDINANCE OF THE CITY OF SEAGOVILLE, TEXAS

ORDINANCE NO. ____-2023

AN ORDINANCE OF THE CITY OF SEAGOVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF SEAGOVILLE, AS AMENDED, BY GRANTING A CHANGE IN ZONING FROM O (OFFICE) TO C (COMMERCIAL), ON APPROXIMATELY 2.146± ACRES LOCATED IN THE OLIVER HALL SUBDIVISION, LOT 3, DESCRIBED AND DEPICTED IN EXHIBIT “A”, ATTACHED HERETO, AND COMMONLY KNOWN AS 1102 NORTH U.S. HIGHWAY 175, SEAGOVILLE, DALLAS COUNTY, TEXAS; PROVIDING FOR A REPEALING CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Whereas, the Planning and Zoning Commission of the City of Seagoville and the City Council of the City of Seagoville, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given requisite notices by publication and otherwise, and have held due public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and the City Council of the City of Seagoville is of the opinion and finds that a zoning change should be granted, and that the Comprehensive Zoning Ordinance and Map should be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SEAGOVILLE, TEXAS:

SECTION 1: That the Comprehensive Zoning Ordinance and Map of the City of Seagoville, Texas, is heretofore amended, be and the same is hereby amended by granting a change in the zoning from O, Office to C (Commercial), on approximately 4.8± acres located in the Herman Heider Survey Abstract 541, Tracts 1 and 2, described and depicted in Exhibit “A”, attached hereto, and commonly known as 1102 North U.S. Highway 175, Seagoville, Dallas County, Texas.

SECTION 2: That the land shall be used only for the purposes set out in accordance with the City of Seagoville’s Zoning Ordinance and all other ordinances, codes, and policies of the City of Seagoville, as amended.

SECTION 3: That all provisions of the Ordinances of the City of Seagoville, Texas, in conflict with the provisions of this ordinance as amended be hereby repealed and all other provisions not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4: That should any sentence, paragraph, subdivision, clause, phrase, or section

of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance or the Comprehensive Zoning Ordinance as a whole, or any part or provision thereof, other than the part declared to be invalid, illegal, or unconstitutional.

SECTION 5: That any person, firm, or corporation violating, disobeying, neglecting, refusing to comply with, or resisting the enforcement of any of the provisions or terms of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, shall be subject to the same penalty of two thousand dollars (\$2,000.00) for each offense as provided for in the Comprehensive Zoning Ordinance of the City of Seagoville, as heretofore amended. Each and every day such a violation continues or is allowed to exist shall constitute a separate offense.

SECTION 6: That this ordinance shall take effect immediately from and after its passage and the publication of its caption, as the law and charter in such cases provide.

DULY PASSED by the City Council of the City of Seagoville, Texas this 27th day of February, 2023.

APPROVED:

Dennis, K. Childress, Mayor

ATTEST:

Kandi Jackson, City Secretary

APPROVED AS TO FORM:

Victoria Thomas, City Attorney
(/cdb 02/21/2023)

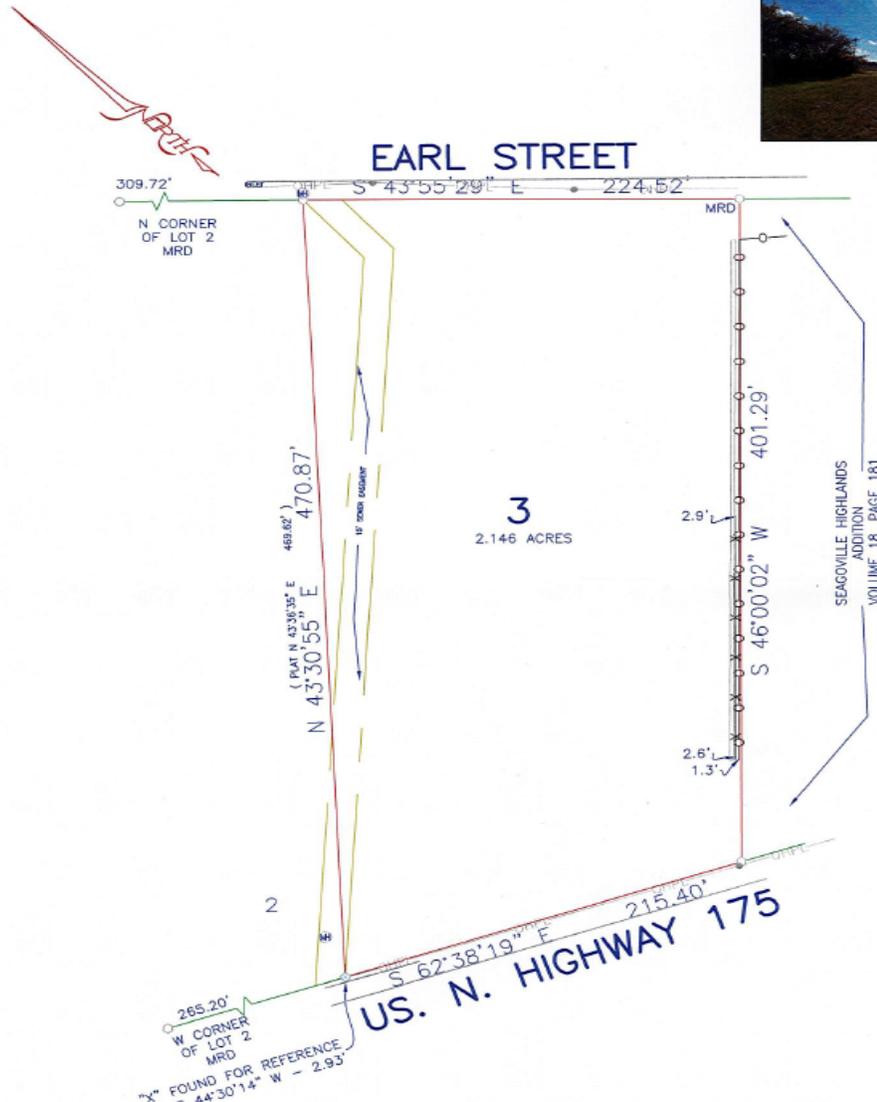
Exhibit "A"



COMMERCIAL SURVEY



BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940
 This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 1102 U.S. N. HIGHWAY 175, in the city of DALLAS Texas.
 Lot No. 3, Block No. -
 of OLIVER HALL SUBDIVISION, an addition in the city of DALLAS, DALLAS COUNTY Texas according to the MAP OR PLAT THEREOF RECORDED in VOLUME 2002057 at PAGE 554 of the MAP/PLAT records of DALLAS COUNTY, TEXAS.



THIS CERTIFICATION DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE TITLE SEARCH AND OR EXAMINATION MIGHT DISCLOSE.

THIS BOUNDARY IS PER EVIDENCE FOUND ON SITE

1529 E. I-30, STE. 106 - GARLAND, TX 75043 - FIRM REGISTRATION NO. 10194052
 The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.
 TITLE AND ABSTRACTING WORK FURNISHED BY SEAGOVILLE SELF STORAGE, LP
 THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.
 Scale: 1" = 80'
 Date: 11/29/2022
 G. F. No.:
 Job no.: 111659
 Drawn by: ABP
 USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
 THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR SEAGOVILLE SELF STORAGE, LP

ACCEPTED BY: _____

LEGEND

WOOD FENCE	---	TEXT	---
CHAIN LINK	---	IMPROVEMENTS	---
IRON FENCE	---	BOUNDARY LINE	---
WIRE FENCE	---	BASELINE/SETBACK	---
MRD	---	RESIDENCE/BUILDING	---
1/2" YELLOW-CAPPED IRON ROD FOUND	○		
5/8" YELLOW-CAPPED IRON ROD FOUND	○		
PK NAIL FOUND	○		
CABLE	---	CLAY-WIRE	---
CLEAN OUT	○	ELECTRIC	○
GAS METER	○	POWER POLE	○
FIRE HYDRANT	○	TELEPHONE	○
LIGHT POLE	○	WATER METER	○
MANHOLE	○	WATER VALVE	○

(UNLESS OTHERWISE NOTED)



Regular Session Agenda Item: 15

Meeting Date: February 27, 2023

ITEM DESCRIPTION:

Conduct a public hearing and discuss a zoning change from Agricultural (AG) and Planned Development (PD) to Planned Development- R5 Single Family Dwelling (PD) zoning district to a Planned Development (PD) zoning district on approximately 168.1828 ± acres described as being a tract of land situated in the John Lanier Survey, Abstract 805 and the Herman Heider Survey, Abstract 541, commonly referred to 1001 Alto Road, 1301 Alto Road, 15006 Lasater Road, 1308 Malloy Bridge Road, and 1309 Malloy Bridge Road, Seagoville, Dallas County, Texas.

BACKGROUND OF ISSUE:

The applicant is requesting a zoning change to a new Planned Development Zoning District, with the subject property being located at the far north end of Alto Road, 1001 Alto Road. The proposed single family detached housing development will consist of 250 lots being 60' wide by 120' deep, with a base zoning district of R-5. The total size of the subject property being 168.18 acres in size, to include 86.6 acres of open space/amenity space, with the remaining 81.58 acres being dedicated to new homes.

Minimum living areas are listed as follows:

- 1600 SF-25%
- 1700 SF-50%
- 1800 SF-15%
- 2000 SF-10%

Each residential unit will be equipped with a concrete trashcan pad behind their respective fence line. All residential fences shall be comprised of stained cedar with metal posts, being of board-on-board construction. Sixty percent (60%) of all roof surface area shall consist of a minimum roof pitch of 8/12. All residential lots will have improved landscaping requirements to include a three (3) foot wide decorative brick and/or stone masonry garden bed along the front building line. These garden beds will be irrigated and contain all required shrubs.

The proposed development contains several community amenities such as an eight (8) foot wide concrete hiking trail to connect with the adjacent residential development to the east. In addition to a six (6) foot tall masonry/brick screening wall with stone columns, the development will also include a ten (10) foot wide landscaped buffer with five (5) foot sidewalk, antique lighting, and shade trees every 40' along Lasater Road. The concept plan also details a park area with picnic area, hiking trail around the pond, and an enclosed dog park.

The proposed PD district conforms with the Seagoville Comprehensive Plan.

FINANCIAL IMPACT:

NA

RECOMMENDATION:

On October 25, 2022, the Planning and Zoning Commission voted unanimously to recommend approval of the zoning request

Staff recommends approval of the zoning request with the following modifications:

- All dwelling units must include a minimum 500 sqft garage.
- All garden bed masonry walls be a minimum height of eight (8) inches and be of brick/stone and mortar construction.

EXHIBITS:

1. Application
2. Legal Description and Survey
3. Aerial Map
4. Zoning Map
5. Concept plan
6. Future Land Use Plan
7. Proposed Development Standards
8. PDF of slides provided by Developer



ZONING APPLICATION

City of Seagoville, Texas



ANTICIPATED MEETING DATES: P&Z: _____ City Council: _____

DATE OF PRE-APPLICATION CONFERENCE WITH CITY REPS & PLANNER (required): _____

Application Type:

- Initial Zoning (newly annexed or Agricultural property)
- Rezoning (property currently zoned)
- Planned Development (PD) – see Zoning Ordinance for special requirements and procedures
- Specific Use Permit (SUP) – see Zoning Ordinance for special requirements and procedures

Name of Subdivision or Project: Lakes of Rolling Meadows West

Physical Location of Property: 15007 Laster Rd. Seagoville TX

[General Location – approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate Surveyor's metes and bounds description): Herman Heider Survey Abstract 541. 2. Hannah Wicker Survey Abst. 1590 3. John Lanier Survey Abst. 805

[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Acreage: 169 + - Existing Zoning: _____ Requested Zoning: Planned Development

[Attach a detailed description of requested zoning & development standards, if a PD]

Applicant / Owner's Name: SWMF Properties Inc. Applicant or Owner? (circle one)

Contact Person: Jeremy Frey Title: Trust Asset Manager

Company Name: Cushman and Wakefield U.S. Inc.

Street/Mailing Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Fax: () _____ Email Address: _____

Engineer / Representative's Name: KPA Consulting

Contact Person: Pat Atkins Title: President

Company Name: KPA Consulting

Street/Mailing Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Fax: () _____ Email Address: _____

SUBMITTAL DEADLINE: 30 DAYS PRIOR TO P&Z PUBLIC HEARING DATE. (All zoning applications must be advertised in the newspaper, and notices must be mailed to all property owners within 200 feet of the subject property. Please contact City staff in advance for submittal deadlines.)

All applications must be **COMPLETE** before they will be scheduled for P&Z agenda. It is the applicant's responsibility to be familiar with, and to comply with, all City submittal requirements (in the Zoning & Subdivision Ordinances, and any separate submittal policies, requirements and/or checklists that may be obtained from City staff), including the number of plans to be submitted, application fees, etc. Please contact City staff in advance for submittal requirements.

All application materials (one copy) must be delivered to the City's Planner. The name, address, phone number, etc. of the City's Planner can be obtained from City staff. Failure to submit all materials to the City's Planner may result in delays scheduling the zoning application for a P&Z agenda.

Notice of Public Records. The submission of plans/drawings with this application makes such items public record, and the applicant understands that these items may be viewed by the general public. Unless the applicant expressly states otherwise in writing, submission of this application (with associated plans/drawings) will be considered consent by the applicant that the general public may view and/or reproduce (i.e., copy) such documents.

I hereby certify that I am the Owner, or the duly authorized agent of the Owner (proof of authorization attached), for the purposes of this application, and that all information submitted herein is complete, true and correct to the best of my knowledge. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

Signed: Jeremy Frey Digitally signed by Jeremy Frey Date: 2022.06.01 15:14:04 Title: Trust Asset Manager Date: 06/01/2022



SUBSCRIBER AND SWORN TO before me, this the 01 day of June 2022.

Notary Public in and for the State of Texas: _____ My Commission Expires On: 02-17-2022

Office Use Only: Date Rec'd: _____ Fees Paid: \$ 1500.00 Check #: 1988 Receipt #: 730283

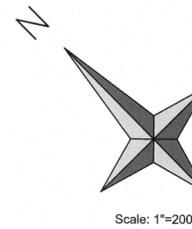
Zoning Case # _____ Accepted By: _____ Official Submittal Date: _____

LINE	BEARING	DISTANCE
L1	N84° 02'00"E	54.50'
L2	N63° 08'19"E	68.02'
L3	N34° 08'32"W	138.25'
L4	N26° 56'28"E	101.98'
L5	N52° 23'28"E	50.99'
L6	S88° 57'32"E	23.10'
L7	N44° 40'28"E	42.30'
L8	N67° 41'28"E	91.35'
L9	N24° 14'28"E	134.52'
L10	N20° 18'32"W	136.00'
L11	N65° 48'21"E	58.30'
L12	N14° 36'39"W	48.50'
L13	N34° 57'21"E	55.40'
L14	N79° 27'21"E	65.20'
L15	S46° 42'39"E	89.80'
L16	S69° 25'39"E	93.70'
L17	N64° 43'21"E	36.30'
L18	N14° 05'21"E	99.70'
L19	N59° 12'21"E	99.80'
L20	N08° 03'39"W	82.60'
L21	N53° 55'21"E	188.40'
L22	S89° 00'39"E	107.00'
L23	N24° 00'21"E	55.80'
L24	N77° 50'21"E	79.10'
L25	S19° 27'39"E	66.80'
L26	S88° 01'39"E	212.10'
L27	N48° 09'21"E	71.20'
L28	S66° 32'39"E	157.00'
L29	N44° 12'21"E	125.00'
L30	S47° 53'39"E	242.00'
L31	S30° 27'55"E	152.00'
L32	S42° 57'55"E	140.00'
L33	S12° 27'55"E	122.00'
L34	S04° 32'05"W	165.00'
L35	S39° 32'55"E	69.00'
L36	S16° 47'55"E	370.00'
L37	S40° 27'55"E	147.00'
L38	S78° 32'55"E	108.00'
L39	S47° 27'55"E	120.00'
L40	S33° 22'55"E	65.00'
L41	S13° 27'55"E	83.00'
L42	S08° 32'05"W	220.00'
L43	S45° 10'44"E	2.56'
L44	S07° 19'16"W	17.00'
L45	S22° 35'44"E	200.00'
L46	S61° 40'44"E	106.87'

- Notes:
- Bearing are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 Adjustment.
 - 1/2" iron rod with cap stamped "PJB SURVEYING" set at all corners, unless otherwise noted.
 - Survey was prepared without the benefit of a Title Commitment.

LEGEND

(C.M.)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	1/2 INCH IRON ROD SET
	W/ RED "PJB SURVEYING" CAP
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY



Being a tract of land situated in the John Lanier Survey, Abstract No. 805 and the Herman Heider Survey, Abstract No. 541, in the City of Seagoville, Dallas County, Texas, being part of a called 0.713 acre tract of land described as Tract I, a called 10 acre tract of land described as Tract II, and a called 159 acre tract of land described as Tract III, in Deed to SWMF Properties, Inc., recorded in Instrument No. 20080281643, of the Official Public Records of Dallas County, Texas, (O.P.R.D.C.T.), being more particularly described as follows:

BEGINNING at a 60D (controlling monument) found at the south corner of said Tract III and the west corner of a tract of land described in deed to 175 Seagoville LP, recorded in Instrument No. 2007022046, O.P.R.D.C.T., being in the approximate center of Alto Road (by use and occupation);

THENCE North 45 degrees 35 minutes 55 seconds West, with the southwest line of said Tract III, the northeast line of said 117.23 acre tract and said approximate center of Alto Road, a distance of 233.76 feet to a 1/2-inch iron rod (controlling monument) found at the north corner of said 117.23 acre tract and the east corner of a called 66.750 acre tract of land described in deed to Shepherd Place Homes, Inc., recorded in Instrument No. 20210093192, O.P.R.D.C.T.;

THENCE North 45 degrees 19 minutes 10 seconds West, continuing with the southwest line of said Tract III and said approximate center of Alto Road, with the northeast line of said 66.750 acre tract, a distance of 1,393.16 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the north corner of said 66.750 acre tract, being in the centerline of Alto Road (80 foot width right-of-way) (Vol. 2669, Pg. 328 and Vol. 2664, Pg. 268, of the Deed Records of Dallas County, Texas (D.R.D.C.T.));

THENCE North 43 degrees 44 minutes 19 seconds West, continuing with the southwest line of said Tract III, a distance of 40.01 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the east corner of said Tract I, being in the northwest line of said Alto Road;

THENCE South 45 degrees 08 minutes 04 seconds West, departing the southwest line of said Tract III, with the southeast line of said Tract I and the northwest line of said Alto Road, a distance of 45.50 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the south corner of said Tract I and the east corner of a called 10.00 acre tract of land described in deed to Dion Taylor and Diana Taylor, husband and wife, Jesus Popoca and Vicente Popoca, recorded in Instrument No. 201400187530, O.P.R.D.C.T.;

THENCE North 44 degrees 45 minutes 00 seconds West, departing the northwest line of said Alto Road, with the southwest line of said Tract I and the northeast line of said 10.00 acre tract, a distance of 724.27 feet to the northwest corner of said Tract I and the northeast corner of said 10.00 acre tract (unable to set), being in the southeasterly line of a called 50.49086 acre tract of land described in deed to David Jasso and Soila Jasso, recorded in Volume 2003078, Page 10579, D.R.D.C.T., being in the approximate center of Crawford Branch Creek;

THENCE with the approximate center of said Crawford Branch Creek and the southeasterly line of said 50.49086 acre tract, the following (10) courses and distances:

- North 84 degrees 02 minutes 00 seconds East, with the northwesterly line of said Tract I, a distance of 54.50 feet to the north northeast corner of said Tract I and the southwest corner of said Tract III;
- North 63 degrees 08 minutes 19 seconds East, a distance of 68.02 feet;
- North 34 degrees 08 minutes 32 seconds West, a distance of 138.25 feet;
- North 26 degrees 56 minutes 28 seconds East, a distance of 101.98 feet;
- North 52 degrees 23 minutes 28 seconds East, a distance of 50.99 feet;
- South 88 degrees 57 minutes 32 seconds East, a distance of 23.10 feet;
- North 44 degrees 20 minutes 28 seconds East, a distance of 42.30 feet;
- North 67 degrees 41 minutes 28 seconds East, a distance of 91.35 feet;
- North 24 degrees 14 minutes 28 seconds East, a distance of 134.52 feet;
- North 20 degrees 18 minutes 32 seconds West, a distance of 136.00 feet to the northeast corner of said 50.49086 acre tract and a south corner of a tract of land described in deed to Lawrence Lake USA LLC, recorded in Instrument No. 201500074982, O.P.R.D.C.T., being in the approximate center of Parkers Branch Creek;

THENCE with the approximate center of said Parkers Branch Creek, the northwesterly line of said Tract III and the southeasterly line of said Lawrence Lakes USA tract, the following (20) courses and distances:

- North 65 degrees 48 minutes 21 seconds East, a distance of 58.30 feet;
- North 14 degrees 36 minutes 39 seconds West, a distance of 48.50 feet;
- North 34 degrees 57 minutes 21 seconds East, a distance of 55.40 feet;
- North 79 degrees 27 minutes 21 seconds East, a distance of 65.20 feet;
- South 46 degrees 42 minutes 39 seconds East, a distance of 89.80 feet;
- South 69 degrees 25 minutes 39 seconds East, a distance of 93.70 feet;
- North 64 degrees 43 minutes 21 seconds East, a distance of 36.30 feet;
- North 14 degrees 05 minutes 21 seconds East, a distance of 99.70 feet;
- North 59 degrees 12 minutes 21 seconds East, a distance of 99.80 feet;
- North 08 degrees 03 minutes 39 seconds West, a distance of 82.60 feet;
- North 53 degrees 55 minutes 21 seconds East, a distance of 188.40 feet;
- South 89 degrees 00 minutes 39 seconds East, a distance of 107.00 feet;
- North 24 degrees 00 minutes 21 seconds East, a distance of 55.80 feet;
- North 77 degrees 50 minutes 21 seconds East, a distance of 79.10 feet;
- South 19 degrees 27 minutes 39 seconds East, a distance of 66.80 feet;
- South 88 degrees 01 minute 39 seconds East, a distance of 212.10 feet;
- North 48 degrees 09 minutes 21 seconds East, a distance of 71.20 feet;
- South 66 degrees 32 minutes 55 seconds East, a distance of 157.00 feet;
- North 44 degrees 12 minutes 21 seconds East, a distance of 125.00 feet;
- South 47 degrees 53 minutes 39 seconds East, a distance of 242.00 feet;

THENCE North 44 degrees 04 minutes 45 seconds East, departing the approximate center of said Parkers Branch Creek, continuing with the northwesterly line of said Tract III and the southeasterly line of said Lawrence Lakes USA tract, a distance of 1,444.15 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the north corner of said Tract III and the easternmost northeast corner of said Lawrence Lakes USA tract, being the west corner of said Tract II;

THENCE North 41 degrees 34 minutes 35 seconds East, with the northwest line of said Tract, a distance of 601.56 feet to the west bank of the East Fork of the Trinity River;

THENCE with the west bank of said East Fork of the Trinity River, the following (16) courses and distances:

- South 30 degrees 27 minutes 55 seconds East, a distance of 152.00 feet;
- South 42 degrees 57 minutes 55 seconds East, a distance of 140.00 feet;
- South 12 degrees 27 minutes 55 seconds East, a distance of 122.00 feet;
- South 04 degrees 32 minutes 05 seconds West, a distance of 165.00 feet;
- South 39 degrees 32 minutes 55 seconds East, a distance of 69.00 feet;
- South 16 degrees 47 minutes 55 seconds East, a distance of 370.00 feet;
- South 40 degrees 27 minutes 55 seconds East, a distance of 147.00 feet;
- South 78 degrees 32 minutes 55 seconds East, a distance of 108.00 feet;
- South 47 degrees 27 minutes 55 seconds East, a distance of 120.00 feet;
- South 33 degrees 22 minutes 55 seconds East, a distance of 65.00 feet;
- South 13 degrees 27 minutes 55 seconds East, a distance of 83.00 feet;
- South 08 degrees 32 minutes 05 seconds West, a distance of 220.00 feet to the southeast corner of said Tract II;
- South 45 degrees 10 minutes 44 seconds East, a distance of 2.56 feet;
- South 07 degrees 19 minutes 16 seconds West, a distance of 17.00 feet;
- South 22 degrees 35 minutes 44 seconds East, a distance of 200.00 feet;
- South 61 degrees 40 minutes 44 seconds East, a distance of 106.87 feet to the east corner of said Tract III, being in the northwest line of said 175 Seagoville LP tract;

THENCE South 44 degrees 20 minutes 13 seconds West, with the southeast line of said Tract III and the northwest line of said 175 Seagoville LP tract, a distance of 3,160.86 feet to the POINT OF BEGINNING and containing 168.1828 acres of land.

CERTIFICATION

I do hereby certify that Hunt Wandering Creek Land, LLC that this survey was prepared from on the ground survey under my supervision on June 30, 2021. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Dwayne H. Copeland
 Registered Professional Land Surveyor 5470



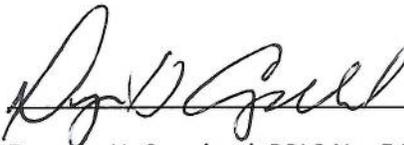
BOUNDARY SURVEY
 OF A
168.1828 ACRE TRACT
 OUT OF THE
JOHN LANIER SURVEY, ABST. NO. 805
 AND THE
HERMAN HEIDER SURVEY, ABST. NO. 541
 IN THE
CITY OF SEAGOVILLE
DALLAS COUNTY, TEXAS

PREPARED BY
 PJB SURVEYING, LLC
 TBPELS NO. 10194303
 200 W. BELMONT, SUITE D
 ALLEN, TEXAS 75013
 972-648-8668

Subject: Lakes of Rolling Meadows West

Current deed into SWMF Properties, recorded in Instrument No. 20080281643, Official Public Records, Dallas County, Texas cites the area to be 0.173 acres for Tract I, 10.00 acres for Tract II and 159.00 acres for Tract III for a total area of 169.173 acres. PJB Surveying was requested to do a survey for this tract and found the area to be 168.182 acres. We offer the following response as to the reason for the difference:

The deed description for Tract II doesn't close by almost 31.00 feet. Our calculated area shown in the description is based on the monumentation found and adjusting out the error into the courses that fell along the creeks and river since that's the most likely place where an error in measurement can occur. In this case, the 31.00 foot error results in slightly less area. The dignity of calls for the state of Texas are as follows: 1. Natural monuments, 2. Artificial monuments, 3. Bearing Course, 4. Length of Course, 5. Area, and since area is the least dignity of call, it's the one that changes the most once the others are applied.

 12/05/2022
Dwayne H. Copeland, RPLS No. 5470





Stark Rd

E Simonds Rd

Alb Rd

E Malloy Bridge Rd

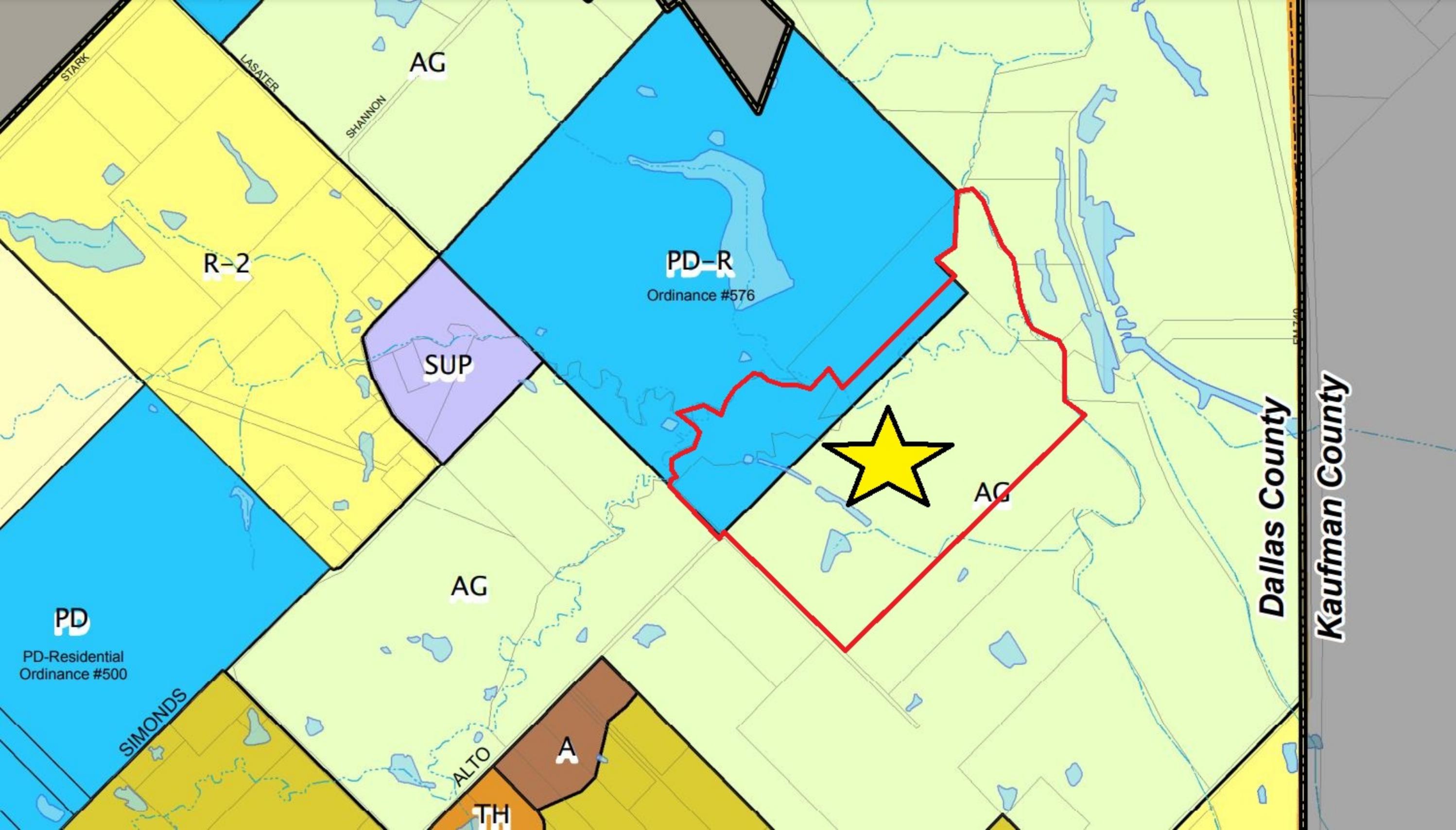
Sursee Ct
Hopkins Ave
Frances St
Seagoville Rd
Atom Ln
Cain St
N US-173

Dakota Ln
Emily Ln
Brandon Dr
E Farmers Rd

Casa Grande Dr
Tiredford Rd
Quinette Dr
High School Dr
Reeves Ln

Woodside Ln
Shelby Dr
Clay Ln
Brittany Way
Cossack Ln
Shadybrook Ln
Hall Ln
Ryan Pl
Catherine St
Johnnie Row
Hanover
Catherine

E Malloy Bridge



AG

R-2

PD-R

Ordinance #576

SUP

AG

AG

PD

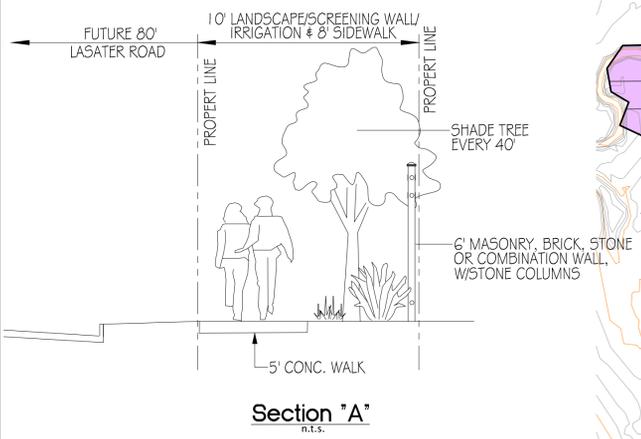
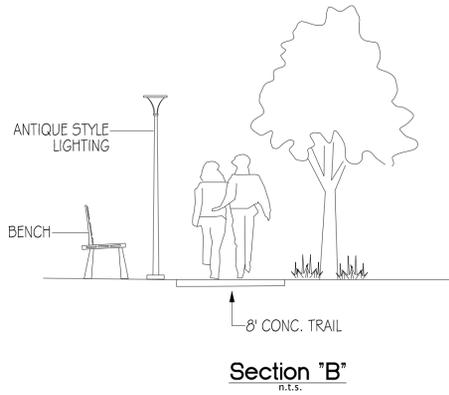
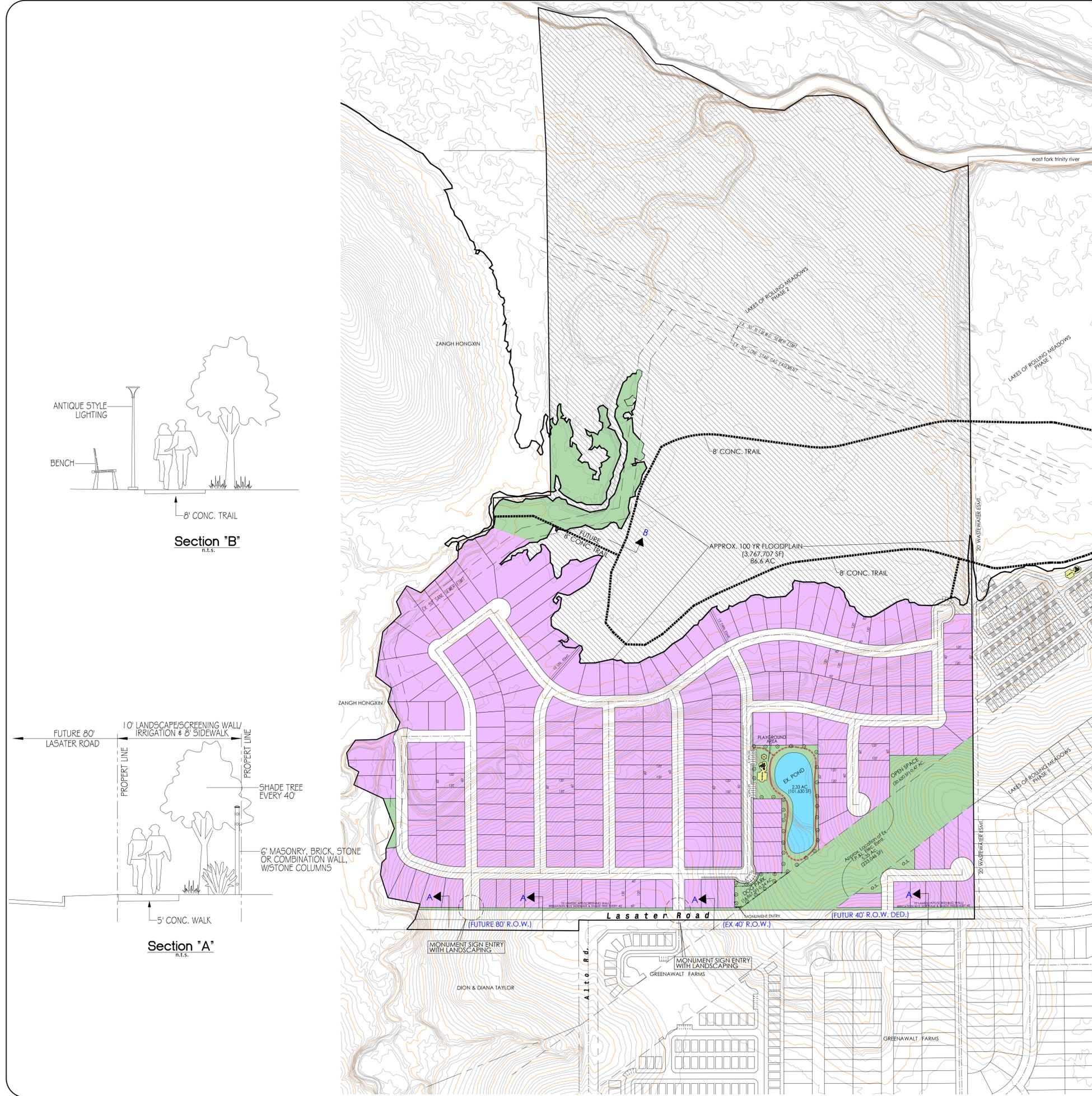
PD-Residential
Ordinance #500

A

TH

Dallas County

Kaufman County



LOCATION MAP

- Notes:
1. Proposed fences to be board-on-board stained cedar planks, with steel posts, with three runners/rails.
 2. Homes to have trash can pads (conc.) in back/side yard.
 3. Homes to have irrigated flower beds with landscaping, to include brick/stone enclosure with vapor barrier (border wall)
 4. Irrigation and landscaping around main entries.
 5. Monument/landscape entries at both main entries.

PLANNED DEVELOPMENT (R-5 BASE) - LEGEND

TOTAL ACRES - 168.1828
 TOTAL OPEN SPACE - 86.60 AC
 TOTAL NET ACRES - 81.5828
 TYP. LOT SIZE - 60'x120'
 MIN. LOT S.F. - 7200
 MIN LOT WIDTH @ BL - 60'
 MIN. LOT DEPTH - 120'
 MIN. FRONT YD. - 25'
 MIN. SIDE YD. - 5'
 MIN. SIDE YD. @ CORNER ST. - 10'
 MIN. REAR YD. - 10'
 MIN. ROOF PITCH - 8/12

MIN. BUILDING S.F.
 1600 SF-25%
 1700 SF-50%
 1800 SF-15%
 2000 SF-10%

Min. Lot 60'x120' - 250 Lots

250 Lots
 (FLOODPLAIN 86.60 AC.)

LAKES OF ROLLING MEADOWS - WEST

Being a 168.1828 Ac. Tract of Land situated in the John Lanier Survey, Abst. No. 805 and the Herman Heider Survey, Abst. No. 541 City of Seagoville, Dallas County, Texas

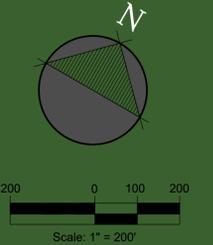
ENGINEER:
 CORWIN ENGINEERING
 200 W. Belmont St.
 Allen, Texas 75013
 972.96.1200

CONSULTANT:
KPA
 consulting, inc.
 614 Summer Oaks Dr.
 Rockwall, Texas 75087
 972.388.6383
 kpatatkins@yahoo.com



DEVELOPER:
Saddle Star
 Land Development LLC
 614 Summer Oaks Dr.
 Rockwall, Texas 75087
 Pat Atkins - 972.388.6383

September 25, 2022



LAKES OF ROLLING MEADOWS - WEST

Date: 9-25-22

SHEET NO. 1 OF 1

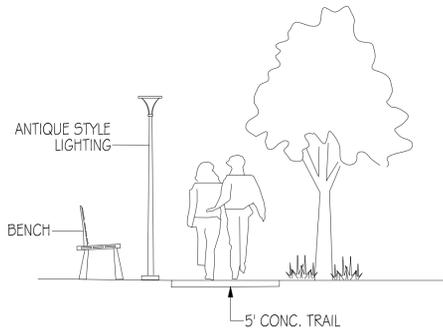
PROJECT #00000



TYPICAL PIC-NIC GAZEBO



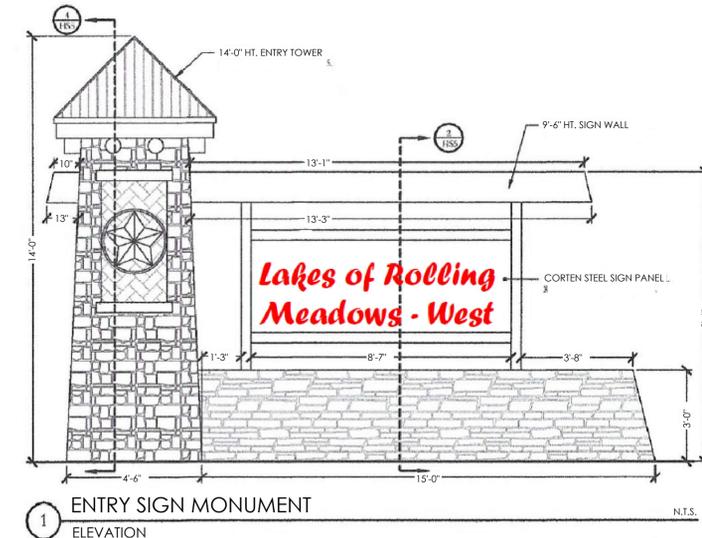
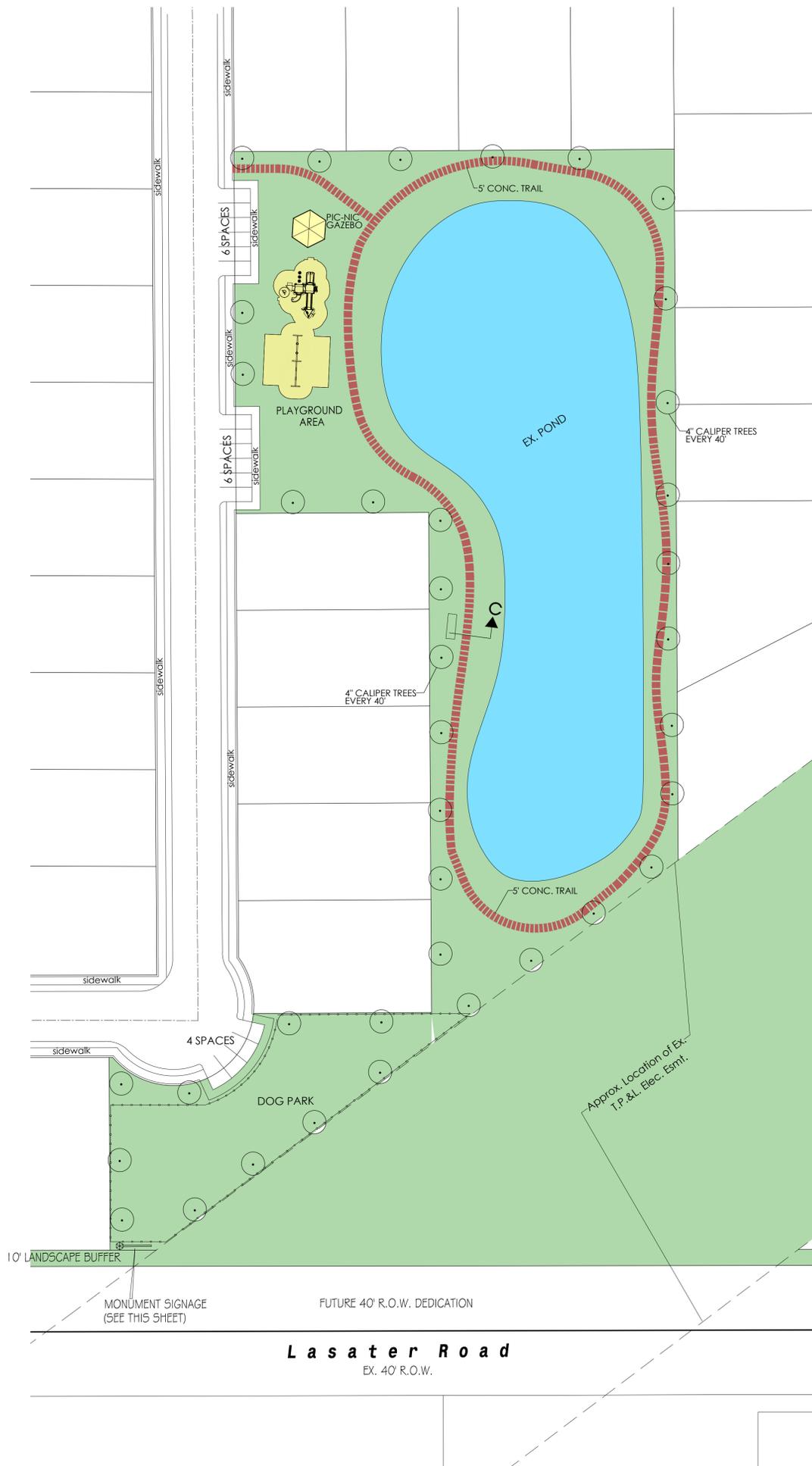
TYPICAL PLAYGROUND



Section "C"
n.t.s.

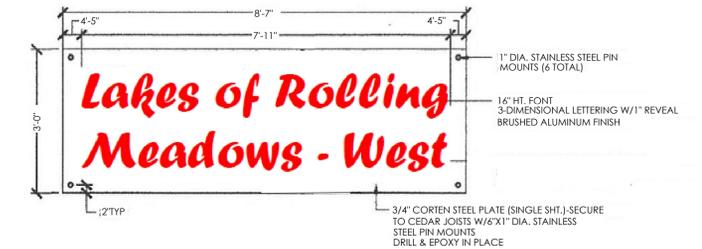


TYPICAL DOG PARK



1 ENTRY SIGN MONUMENT
ELEVATION
n.t.s.

NOTE:
PROPOSED MONUMENT SIGNAGE TO INCLUDE
LIGHTING, IRRIGATION AND LANDSCAPING



3 CORTEN STEEL SIGN PANEL
ELEVATION
n.t.s.

MONUMENT SIGNAGE
n.t.s.

PARK/PLAY GROUND CONCEPTUAL
LAKES OF ROLLING MEADOWS - WEST

Being a 168.1828 Ac. Tract of Land situated in the
John Lanier Survey, Abst. No. 805 and the
Herman Heider Survey, Abst. No. 541
City of Seagoville, Dallas County, Texas

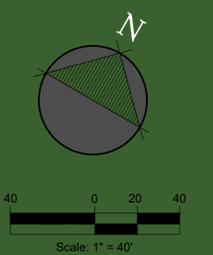
ENGINEER:
CORWIN ENGINEERING
200 W. Belmont St.
Allen, Texas 75013
972.96.1200

CONSULTANT:
KPA
consulting, inc.
614 Summer Oaks Dr.
Rockwall, Texas 75087
972.388.6383
kpatatkins@yahoo.com



DEVELOPER:
Saddle Star
Land Development LLC
614 Summer Oaks Dr.
Rockwall, Texas 75087
Pat Atkins - 972.388.6383

September 25, 2022



LAKES OF ROLLING MEADOWS-WEST

Date: 9-25-22

SHEET NO. 1 OF 1

PROJECT #00000

Plate 5-1 Future Land Use Plan

City of Seagoville, Texas
Comprehensive Plan

Future Land Use Legend

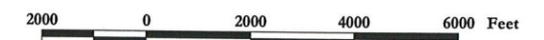
- LDR - Low Density Residential
- MDR - Medium Density Residential
- HDR - High Density Residential
- MH - Manufactured Housing
- P/SP - Public/Semi-Public
- P/OS - Parks
- R - Retail
- C - Commercial
- O - Office
- I - Industrial
- CA - Central Area
- Floodplain

Boundary Legend

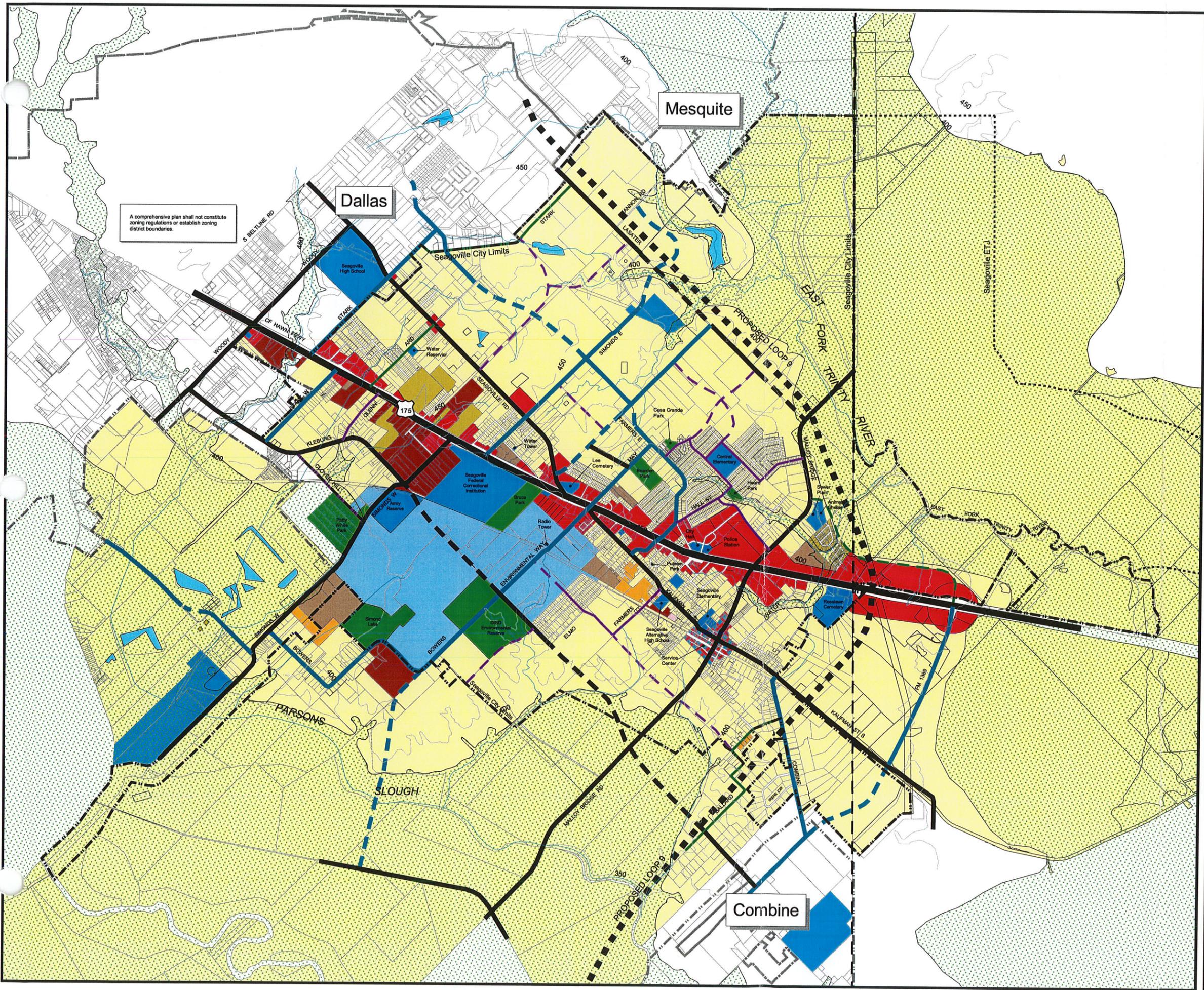
- Seagoville City Limits
- Seagoville ETJ
- Surrounding City Limits
- County Line

Thoroughfare Legend

- Major Thoroughfare Type A
- Type A Proposed
- Minor Thoroughfare Type B
- Type B Proposed
- Major Collector Type C
- Type C Proposed
- Minor Collector Type D
- Type D Proposed



Dunkin Sefko & Associates, Inc.
Urban Planning Consultants Dallas Texas
Date: October 2002



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

Development Use and Regulation

LAKES OF ROLLING MEADOWS WEST 168.1828 ACRES

Seagoville, Texas

The property consists of 168.1828 acres of land, south adjacent to Lasater Road.

Lakes of Rolling Meadows West will have a Master Home Owners Association requirement within the development of the property. Unless reflected in these Development Standards, all other zoning regulations will adhere to the base R-5 standards of the City of Seagoville.

In accordance with the guidelines set out in the Comprehensive Plan the design of this community provides open space throughout the residential neighborhood quadrants and provide trail connections with future residential developments.

Development regulations to include: R-5, Single Family Detached

Minimum Lot Width - 60' as measured at the front building line.

Minimum Lot Depth -120'

Minimum Side Yard - Five (5') feet

Minimum Side Yard Adjacent to Street – Ten (10') feet

Minimum Front Yard – Twenty-five (25') feet

Minimum Rear Yard – Ten (10') feet

Minimum Lot Square Footage - 7200sf

Minimum House Size:

- 1600 sf-25%
- 1700 sf-50%
- 1800 sf-15%
- 2000 sf – 10%

Maximum House Height 35', at least 60% of the roof surface area to have a Minimum roof pitch 8/12 shall be included,

Screening along Lasater Rd - A 10' wide landscaped buffer with 5' concrete sidewalk, antique lighting and shade trees every 40' is required. A 6' Masonry/brick and or stone wall with stone columns to include Landscaping and Irrigation along Lasater Road is required. See Section "A" in Concept Plan.

A 6' wrought iron fence around the park pond is required.

All public light fixtures to be antique style.

Privacy fence required for all new homes. All privacy fencing shall be constructed of board -on -board stained cedar planks with steel posts, with three runners/rails.

All Homes to have concrete trashcan pads located behind all privacy fencing and out of view from the public right of way.

Landscaping Requirements:

All lots to include minimum a three (3') foot irrigated landscape bed directly adjacent to each front building line of each home, with landscaping. Landscaping beds must include a brick and/or stone masonry garden wall with vapor barrier and weep holes for proper drainage.

All landscape beds shall have a minimum of three (3) ten-gallon, ten (10) five gallon, and six (6) one-gallon shrubs.

Interior Lots - All plant material is to be planted along the front elevation of the home and may wrap three feet (3) (allowing a minimum of three shrubs) around the side of the home. All shrubs shall be located within the landscape bed.

Trees requires for interior lots – See adopted landscaping ordinance.

Corner Lots - In addition to the requirements for the interior lots above, all corner lots shall continue (on the side of the house facing the street) the shrub planting along the side of the home and the side yard fence with appropriate irrigation. The shrubs should be five (5) gallon in size and planted every 24 inches on center. The shrubs shall be keep trimmed behind the edge of the sidewalk.

Trees required for corner lots– Two (2) three-inch (3") caliper (minimum) shade trees to be planted with minimum 40' spacing along the side of the lot. All trees to be located within the lot.

Note: See Section 25.02 , Division 21, as amended, Landscaping Requirements of the adopted Seagoville municipal ordinance for approved plant list .

Lead Walks – A four foot (4') wide concrete lead walk connecting the front door of each home to each driveway is required.

Monument sign entries required along Lasater Road at the two main entry points to the development. Irrigation and Landscaping required around both monument entryways.

Open space improvements to include the following, see attached concept plan for additional details and locations:

- Open/green space
- Eight (8') foot concrete hiking trail

- Dog Park
- Park area with playground, picnic canopy, and concrete trail

All open space, parks, amenities, and all drainage ways to be maintained by the Home Owners Association

Lakes of Rolling Meadows

~ West ~



Saddle Star
Land Development LLC
614 Summer Oaks Dr.
Rockwall, Texas 75087
Pat Atkins - 972.388.6383

City of Seagoville, Texas
February, 2023

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I. LOCATION

II. AERIAL OF SITE

III. PROJECT SUMMARY

IV. DETAILED DEVELOPMENT PLAN

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Boundary Survey

Entry Features

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Screening

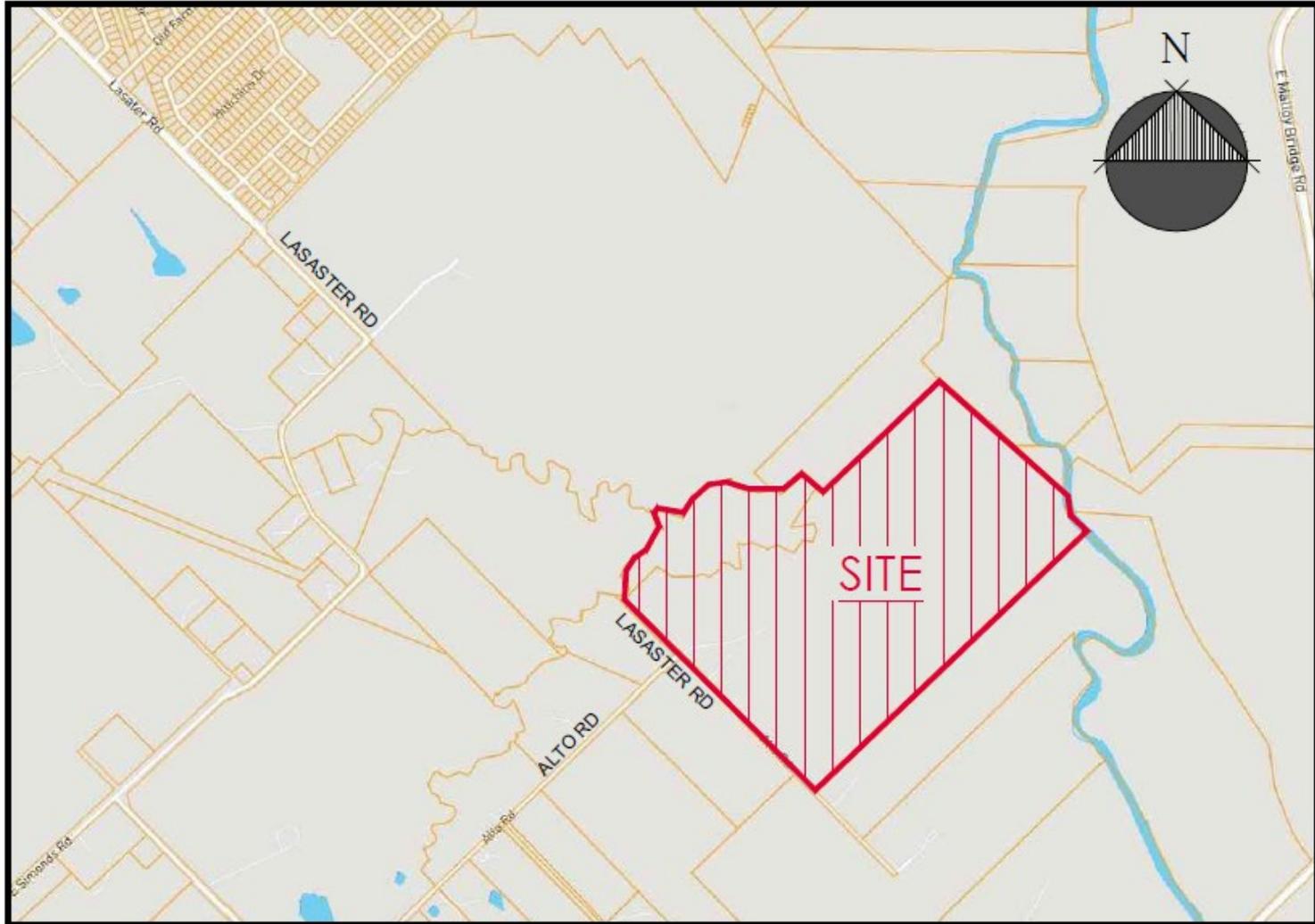
Amenity Centers

Neighborhood Parks

Community Gardens

Dog Parks

V. BUILDING STANDARDS



I. LOCATION

II. AERIAL OF SITE



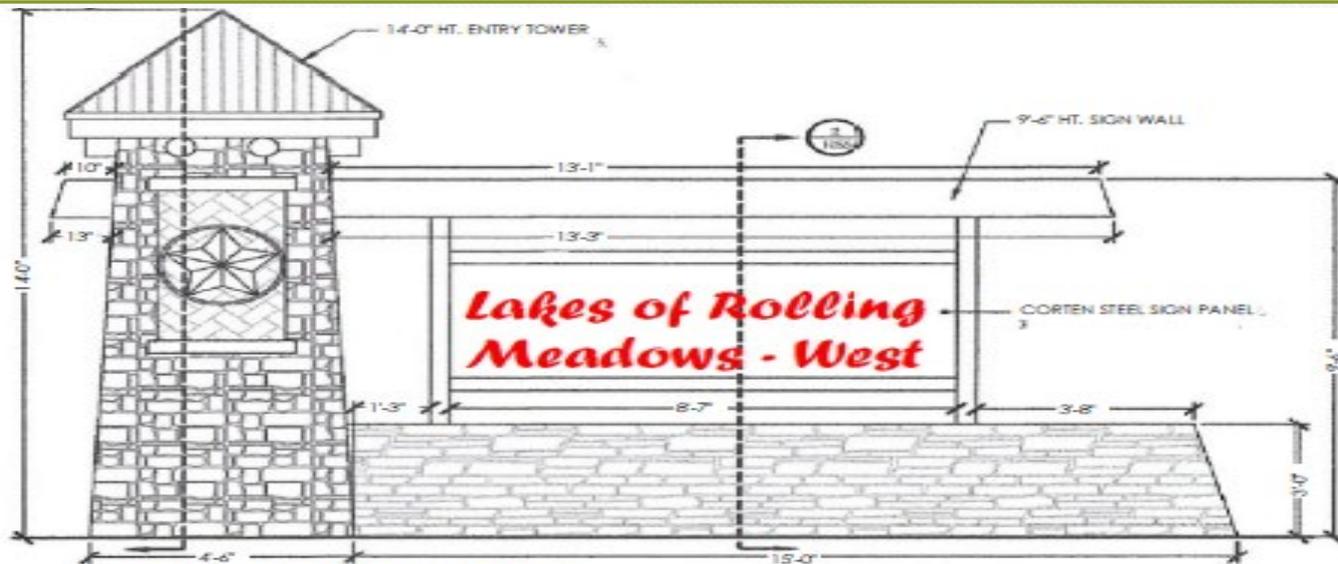
III. PROJECT SUMMARY

- The property is located in the City of Seagoville and Dallas County. The property consists of 168.1828 acres of land adjacent to the western R.O.W. of Malloy Bridge Road a 140' major thoroughfare. Also Lasater Road a major 120' major thoroughfare dissects the property running east and west thru the property to Malloy Bridge Road . On the north side of the development consists of East Fork Trinity of over 70 acres of open space.
- Our southern border is adjacent to existing Future Residential land.
- Our western boundary is adjacent to existing Future Residential Land
- Our eastern border is adjacent to East Fork Trinity open space.
- Our construction will range from \$300k to \$350k. The homes will be marketed towards young families, young professionals and empty nesters. The Planned Development will be creating an additional 250 residential units, generating 82 million dollars to the City Of Seagoville .Dallas County and Dallas Independent School District. There will be a Master H.O. A. required within the development A 10' Landscape/Hardscape Buffer will be implemented along Lasater Road. We are excited to bring this upscale residential community to the Seagoville, Dallas County area.

III. PROJECT SUMMARY, cont.

- The guidelines set forth in our Residential Developments is for creation of an exclusive high-end residential neighborhood.
- The Planned Development Design Requirements dictate encouragement of open space throughout the residential neighborhood quadrants.
- There will be a major Open Space area along with Playground, and major trail system in the overall Master Plan

Entry Features



1 ENTRY SIGN MONUMENT ELEVATION N.T.S.

NOTE:
PROPOSED MONUMENT SIGNAGE TO INCLUDE
LIGHTING, IRRIGATION AND LANDSCAPING



3 CORTEN STEEL SIGN PANEL ELEVATION N.T.S.

MONUMENT SIGNAGE





Trails





Screening





Neighborhood Parks

60' walk

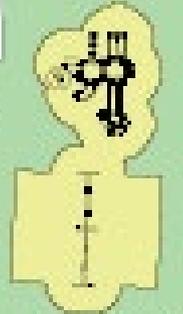
4 SPACES
50' walk

40' walk

6 SPACES
100' walk



PIC-NIC
GAZEBO



PLAYGROUND
AREA

5' CONC. TRAIL

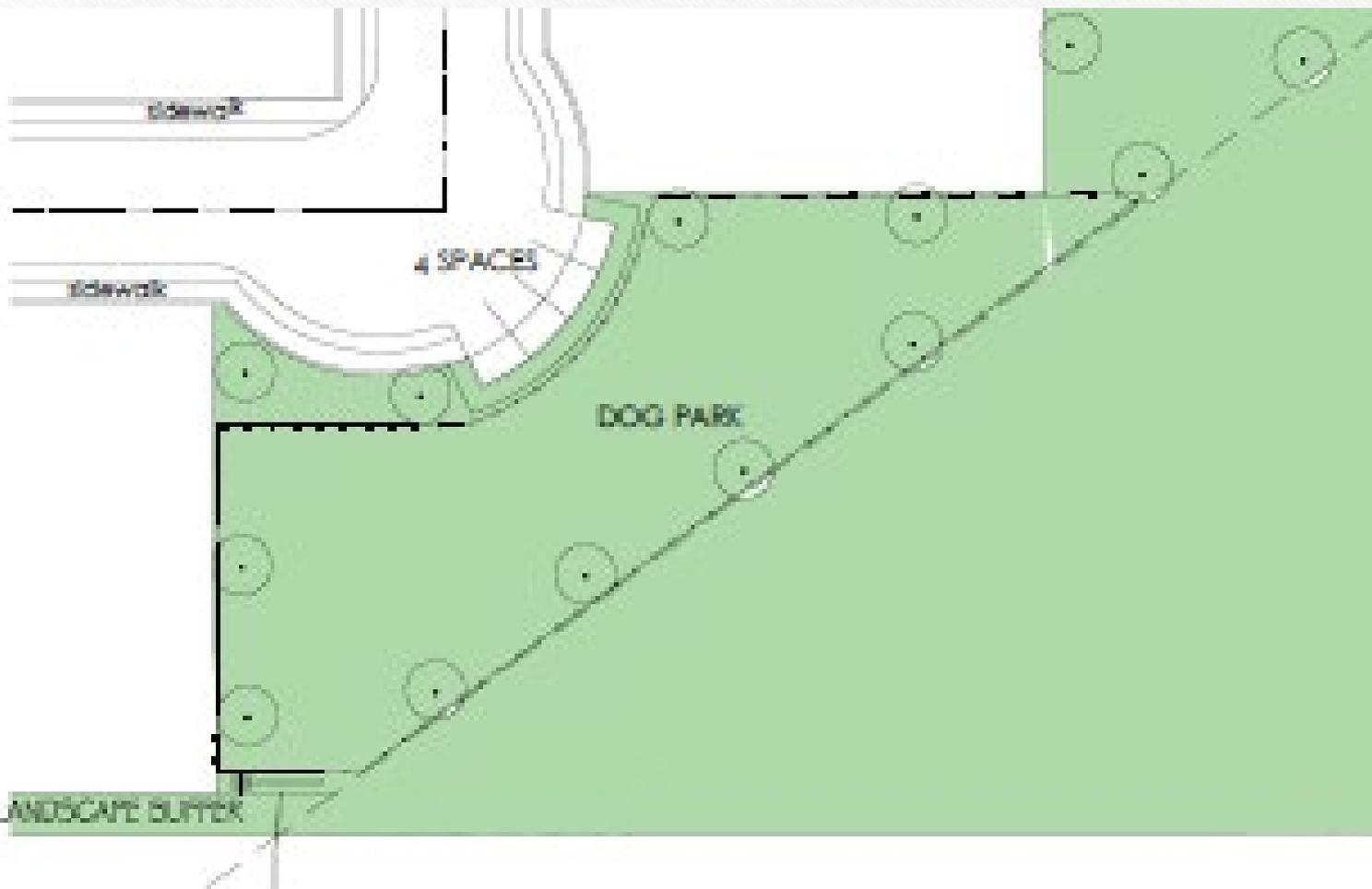
EX. POND

4" CALIBER TREES
EVERY 40'





Dog Park





V. BUILDING STANDARDS

- Masonry requirement (Brick or HardiPlank)
- Roof pitch
- Garage orientation (front facing allowed with 25' setback)
- Fencing (Privacy: fencing standard materials: board-on-board stained cedar planks w/steel posts/runners or rails). Fencing around pond and dog park can be wrought iron or tubular fencing.
- Landscape buffer (10', trees, shrubs, groundcover; irrigated)
- Perimeter screening improvements on Lasater, (6' masonry/brick or stone wall w/steel posts w/runner or rails)

V. BUILDING STANDARDS

- Lighting (pole max. 20' in height, down-light/cut-off type fixtures)
- Sidewalk (2' parkway, 4' wide)
- Neighborhood identity signage (at major subdivision entry points on Lasater Road)
- Homeowners association – creation and responsibilities (maintenance of landscape buffer, central open space)
- Variances (per Code of Ordinance requirements, if requested)

V. BUILDING STANDARDS



V. BUILDING STANDARDS



Regular Session Agenda Item: 16

Meeting Date: February 27, 2023

ITEM DESCRIPTION:

Discuss and consider approving an Ordinance of the City of Seagoville, Dallas County, Texas, amending the Comprehensive Zoning Ordinance and map of the City of Seagoville, Dallas County, Texas, as heretofore amended, by granting a change in zoning from Agriculture (AG) and Planned Development (PD) to Planned Development- R5 single-family dwelling (PD) for single-family residential on approximately 168.1828± described as follows: Tract 1 described as being within the John Lanier Abstract 805 Page 705 Tract 7 commonly referred to as 1001 Alto Road; Tract 2 described as being within the Herman Heider Abstract 541 Page 425 Tract 31 commonly known as 1301 Alto Road; Tract 3 described as being within the John Lanier Abstract 805 Page 705 Tract 6 commonly known as 15006 Lasater Road; Tract 4 described as being within the Hannah Wicker Abstract 1590 Page 525 Tract 8 commonly known as 1308 Malloy Bridge Road, and Tract 5 described as being within the Hannah wicker Abstract 1590 Page 525 Tract 9 commonly known as 1309 Malloy Bridge Road, all in the city of Seagoville, Dallas County, Texas, and being legally described and depicted in Exhibit “A”, attached hereto and incorporated herein; providing for development regulations; providing for the approval of the concept plan, which is attached hereto and incorporated herein as Exhibit “B”; providing a repealing clause; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and providing an effective date.

BACKGROUND OF ISSUE:

The applicant is requesting a zoning change to a new Planned Development Zoning District, with the subject property being located at the far north end of Alto Road, 1001 Alto Road. The proposed single family detached housing development will consist of 250 lots being 60’ wide by 120’ deep, with a base zoning district of R-5. The total size of the subject property being 168.18 acres in size, to include 86.6 acres of open space/amenity space, with the remaining 81.58 acres being dedicated to new homes.

Minimum living areas are listed as follows:

- 1600 SF-25%
- 1700 SF-50%
- 1800 SF-15%
- 2000 SF-10%

Each residential unit will be equipped with a concrete trashcan pad behind their respective fence line. All residential fences shall be comprised of stained cedar with metal posts, being of board-on-board construction. Sixty percent (60%) of all roof surface area shall consists of a minimum roof pitch of 8/12. All residential lots will have improved landscaping requirements to include a

three (3) foot wide decorative brick and/or stone masonry garden bed along the front building line. These garden beds will irrigated and contain all required shrubs.

The proposed development contains several community amenities such as an eight (8) foot wide concrete hiking trail to connect with the adjacent residential development to the east. In addition to a six (6) foot tall masonry/brick screening wall with stone columns, the development will also include a ten (10) foot wide landscaped buffer with five (5) foot sidewalk, antique lighting, and shade trees every 40' along Lasater Road. The concept plan also details a park area with picnic area, hiking trail around the pond, and an enclosed dog park.

The proposed PD district conforms with the Seagoville Comprehensive Plan.

FINANCIAL IMPACT:

NA

RECOMMENDATION:

On October 25, 2022, the Planning and Zoning Commission voted unanimously to recommend approval of the zoning request.

Staff recommends approval of the zoning request with the following modifications:

- All dwelling units must include a minimum 500 sqft garage.
- All garden bed masonry walls be a minimum height of eight (8) inches and be of brick/stone and mortar construction.

EXHIBITS:

1. Proposed Zoning Ordinance

AN ORDINANCE OF THE CITY OF SEAGOVILLE, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING FROM AGRICULTURE (AG) AND PLANNED DEVELOPMENT (PD) TO PLANNED DEVELOPMENT- R5 SINGLE FAMILY DWELLING (PD) FOR SINGLE-FAMILY RESIDENTIAL ON APPROXIMATELY 168.1828± COMPRISED OF FIVE TRACTS DESCRIBED AS FOLLOWS: TRACT 1 DESCRIBED AS BEING WITHIN THE JOHN LANIER ABSTRACT 805 PAGE 705 TRACT 7 COMMONLY REFERRED TO AS 1001 ALTO ROAD; TRACT 2 DESCRIBED AS BEING WITHIN THE HERMAN HEIDER ABSTRACT 541 PAGE 425 TRACT 31 COMMONLY KNOWN AS 1301 ALTO ROAD; TRACT 3 DESCRIBED AS BEING WITHIN THE JOHN LANIER ABSTRACT 805 PAGE 705 TRACT 6 COMMONLY KNOWN AS 15006 LASATER ROAD; TRACT 4 DESCRIBED AS BEING WITHIN THE HANNAH WICKER ABSTRACT 1590 PAGE 525 TRACT 8 COMMONLY KNOWN AS 1308 MALLOY BRIDGE ROAD, AND TRACT 5 DESCRIBED AS BEING WITHIN THE HANNAH WICKER ABSTRACT 1590 PG 525 TRACT 9 COMMONLY KNOWN AS 1309 MALLOY BRIDGE ROAD, ALL IN THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, AND BEING LEGALLY DESCRIBED AND DEPICTED IN EXHIBIT “A”, ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR DEVELOPMENT REGULATIONS; PROVIDING FOR THE APPROVAL OF THE CONCEPT PLAN, WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBIT “B”; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Planning and Zoning Commission and the governing body of the City of Seagoville, Texas, in compliance with the laws of the State of Texas, and pursuant to the Comprehensive Zoning Ordinance of the City of Seagoville, have given requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, and to all persons interested and situated in the affected area and in the vicinity thereof, the said governing body is of the opinion that Zoning Application No. Z2022-

16PD should be approved, and in the exercise of legislative discretion have concluded that the Comprehensive Zoning Ordinance and Map should be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SEAGOVILLE, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance and Map of the City of Seagoville, Texas, duly passed by the governing body of the City of Seagoville, Texas, as heretofore amended, be and the same is hereby amended by granting a change in zoning from Agriculture (AG) and Planned Development (PD) to Planned Development – R-5 Single-Family Dwelling (PD) for single-family residential on approximately 168.1828± which is comprised of five tracts, described as follows: Tract 1 described as being within the John Lanier Abst 805 PG 705 TR 7 commonly referred to as 1001 alto road; tract 2 described as being within the Herman Heider Abst 541 PG 425 TR 31 commonly known as 1301 Alto Road; Tract 3 described as being within John Lanier Abst 805 PG 705 TR 6 commonly known as 15006 Lasater Road; Tract 4 described as being within the Hannah Wicker Abst 1590 PG 525 TR 8 commonly known as 1308 Malloy Bridge Road, and Tract 5 described as being within then Hannah Wicker Abst 1590 PG 525 TR 9 known as 1309 Malloy Bridge Road , all in the City of Seagoville, Dallas County, Texas, and being legally described and depicted in Exhibit “A”, attached hereto and incorporated herein.

SECTION 2. The property shall be developed and used in accordance with the City of Seagoville Code of Ordinances, including the City of Seagoville Zoning Ordinance and Construction Standards, except as amended herein, and the following development regulations:

- A. Development shall be in accordance with the approved concept plan.
- B. The development shall consist of 250 single family residential dwellings.
- C. Area Regulations:
 - Lot size shall be 7,200 square feet;
 - Lot width shall be a minimum of 60 feet as measured at the front building line;
 - Lot depth shall be a minimum of 120 feet;
 - Front yard setback shall be a minimum of 25 feet from rights-of-way line;
 - Side yard setback shall be a minimum of 5 feet, except corner lots which shall have a 10-foot side yard setback;
 - Each unit shall have a minimum 400 square foot 2-car garage; and
 - Rear yard shall have a minimum 10-feet setback.
- D. Area of Dwelling:
 - 10% of the dwelling units shall be a minimum 2,000 square feet of living area;
 - An additional 15% of the dwelling units shall be a minimum 1,800 square feet of living area;
 - An additional 50% of the dwelling units shall be a minimum 1,700 square feet of living area; and

- An additional 25% of the dwelling units shall be a minimum 1,600 square feet of living area;
- E. Structure height shall not exceed 35-feet. At least 60% of the roof surface area to have a minimum roof pitch of 8/12.
- F. Screening along Lasater Road – A 10’ wide landscaped buffer with 5’ concrete sidewalk, antique lighting and shade trees every 40’ are required. A 6’ masonry/brick and/or stone wall with stone columns to include landscaping and irrigation along Lasater Road is required (*See Section “A” in Concept Plan*).
- G. A 6’ wrought iron fence around the park pond and all detention/retention areas is required.
- H. All public light fixtures to be antique style.
- I. Privacy fence required for all new homes. All privacy fencing shall be constructed of board-on-board stained cedar planks with steel posts, with three runners/rails.
- J. All homes must have concrete trash receptacle pads located behind all privacy fencing and out of view from the public right-of-way.
- K. Landscaping Requirements:
- All lots to include minimum three (3’) foot irrigated landscape bed directly adjacent to each front building line of each home, with landscaping. Landscaping beds must include a brick and/or stone masonry garden wall with vapor barrier and weep holes for property drainage.
 - All landscape beds shall have a minimum of three (3) ten-gallon, ten (10) five-gallon, and six (6) one-gallon shrubs.
 - Interior Lots – All plant material is to be planted along the front elevation of the home and may wrap three (3’) feet (allowing a minimum of three shrubs) around the side of the home. All shrubs shall be located within the landscape bed.
 - Trees required for interior lots shall in be accordance with the City of Seagoville Landscape ordinance.
 - Corner lots shall continue (on the side of the house facing the street) the shrub planting along the side of the home and the side yard fence with appropriate irrigation. The shrubs should be five (5) gallons in size and planted every 24” on center. The shrubs shall be kept trimmed behind the edge of the sidewalk.
 - Corner lot trees shall be a minimum two (2) three-inch (3”) caliper shade trees to be planted with a minimum 40’ spacing along the side of the lot. All trees to be located within the lot.
- L. A four (4’) foot wide concrete lead walk connecting the front door of each home to each driveway is required.
- M. Monument signs shall be required along Lasater Road at the two (2) main entry points to the development. Irrigation and landscaping required around both monument signs.
- N. Amenities and Open Space:
- Open/green space;
 - Eight (8’) foot concrete hiking trail;
 - Dog Park; and

- Park area with playground, picnic canopy, and concrete trail.
- O. All common areas and amenities shall be owned, operated, and maintained by a Home Owners Association.
- P. Unless reflected in these Development Regulations, all other zoning regulations will adhere to the City of Seagoville zoning ordinance and regulations for the base zoning of R5 Single-Family Dwelling district, as amended.

SECTION 3. The property shall be developed and used only in accordance with the concept plan attached as Exhibit “B” and incorporated herein for all purposes, which is hereby approved.

SECTION 4. That the above property shall be used only in the manner and for the purpose provided for by the Comprehensive Zoning Ordinance of the City of Seagoville, as heretofore amended and as amended herein.

SECTION 5. That all provisions of the Ordinances of the City of Seagoville, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 6. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided to be unconstitutional, illegal or invalid, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 7. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 8. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Seagoville, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 9. That this ordinance shall take effect immediately from and after its passage and the publication of its caption, as the law and charter in such cases provide.

DULY PASSED by the City Council of the City of Seagoville, Texas, this the 27th day of February 2023.

APPROVED:

DENNIS K. CHILDRESS, MAYOR

ATTEST:

KANDI JACKSON, CITY SECRETARY

APPROVED AS TO FORM:

VICTORIA THOMAS, CITY ATTORNEY

(/cdb 02.21.2023)

EXHIBIT "A" BOUNDARY SURVEY

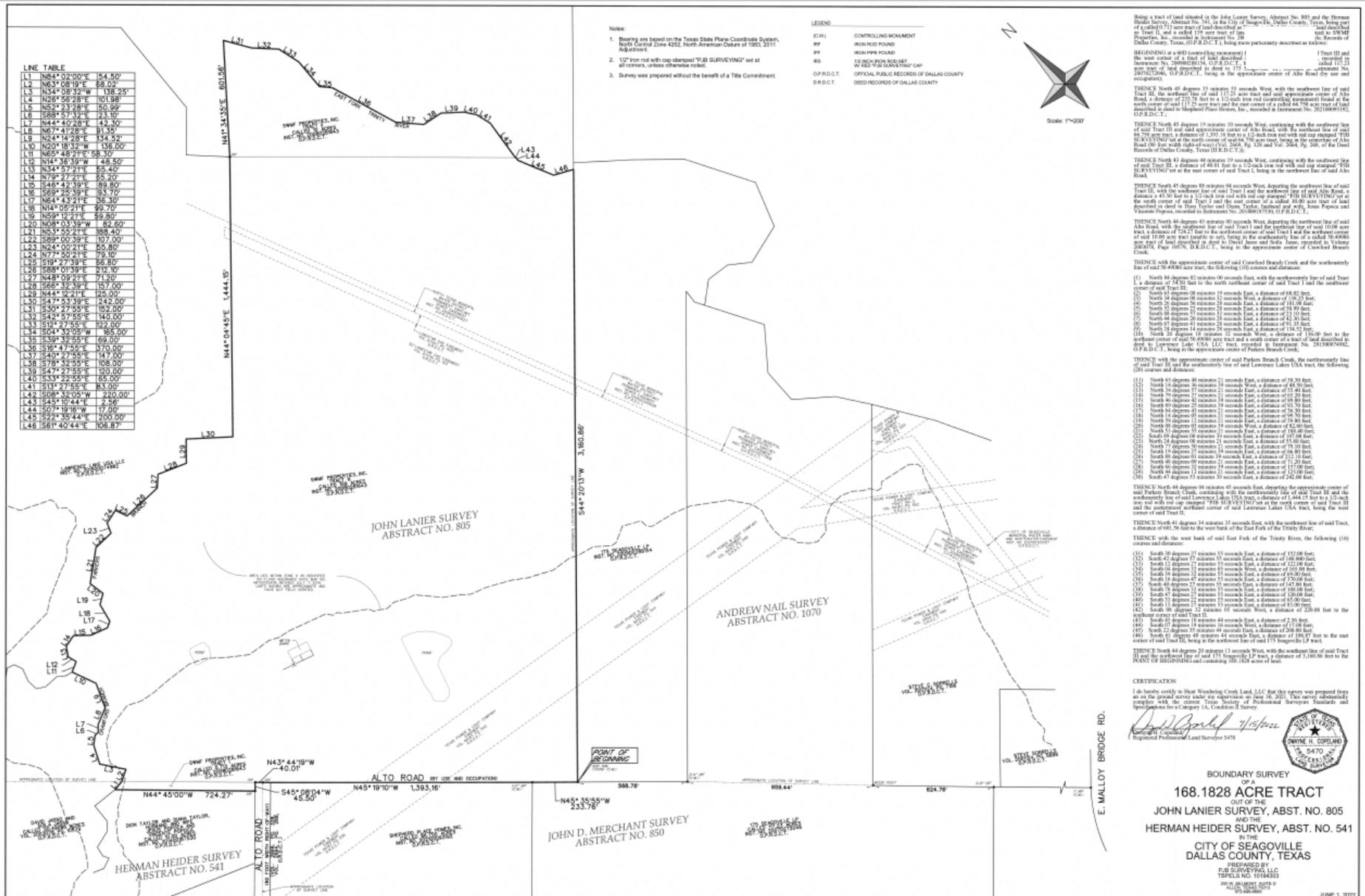
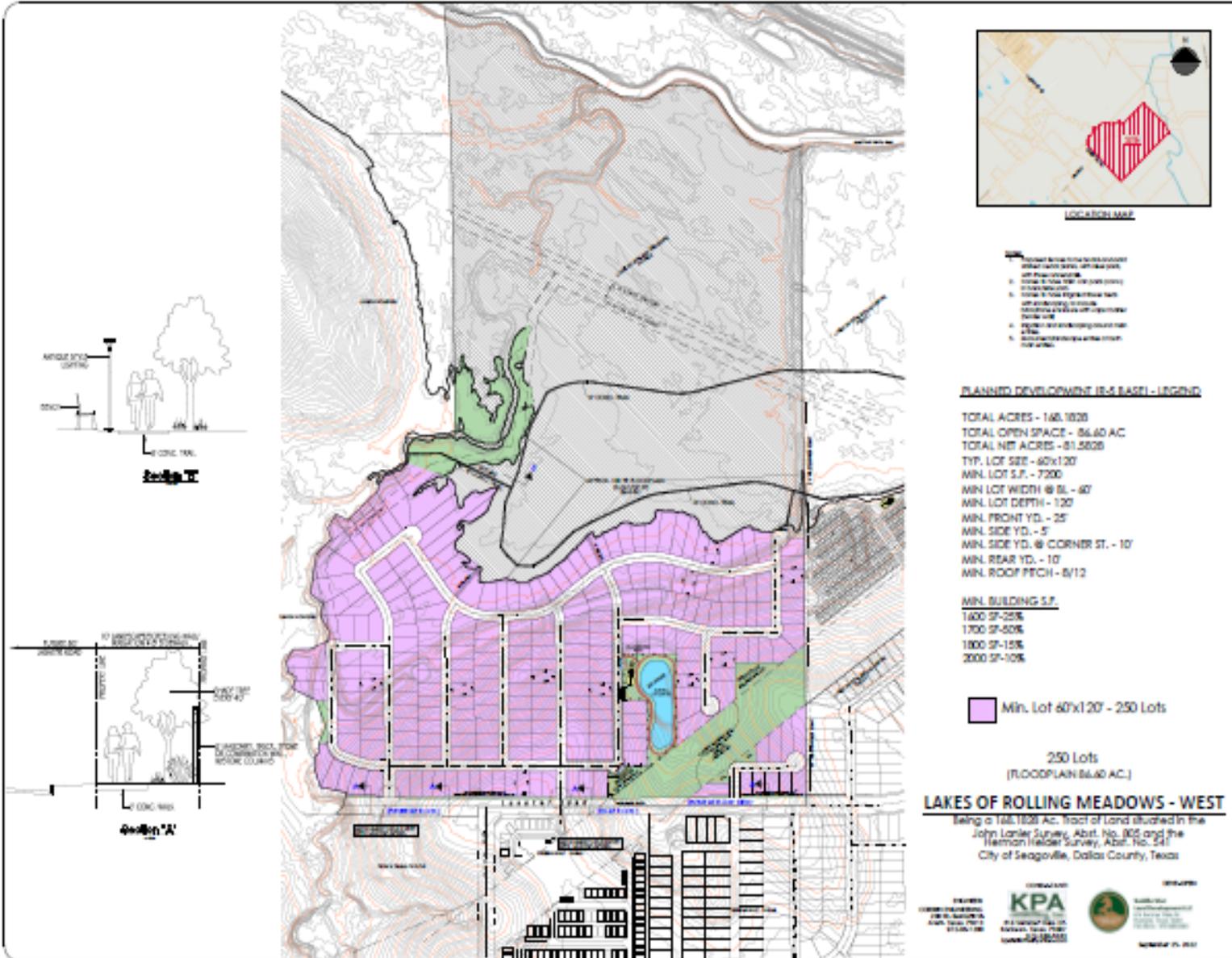


EXHIBIT "B"



LAKES OF ROLLING MEADOWS-WEST

Date: 9-29-22
SHEET NO. 1 OF 1
PROJECT #0000

Building Façade Elevations



Building Façade Elevations



Regular Session Agenda Item: 17

Meeting Date: February 27, 2023

ITEM DESCRIPTION:

Discuss and consider the continuation of business when City Hall is closed.

BACKGROUND OF ISSUE:

Mayor Pro Tem Magill requested this item on the Agenda.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

EXHIBITS:

Utility Billing Presentation
Code Enforcement Presentation

How To Make A Payment When The Office is Closed

- Mail in a check or money order payment to 702 N Highway 175 Seagoville, TX 75159. Please include your payment coupon.
- Put a check or money order payment in the drop box located in the back of City Hall. Please include your payment coupon.
- Make an online payment at www.Seagoville.us using a Visa or Mastercard
- If you don't have your payment coupon, please make sure to include your address and/or account number.

Making Online Water Bill Payments

www.seagoville.us



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- Community



- Online Payments
- Archive Center
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- Facilities

Click on Seagoville Water Utility Payments

Home > Community > Online Payments

Online Payments

The City of Seagoville offers online payments for the following departments.

[Seagoville Water Utility Payments](#)

[Seagoville Municipal Court Payments](#)

ubtipact

Thu Feb-16-2023 03:22:33 pm
Online Account Login



... to your account online. To go to the main city website, click on the city logo.
... gation buttons instead of the back button whenever possible for a better experience

Account number - -

Password/PIN

Continue

... number is located underneath your account number in the upper right hand corner of your bill.

Enter your account number and your password/pin. Both located on the top right hand of bill. Press continue.

ubtipver Thu Feb-16-2023 03:24:07 pm Home Page 

to the City of Seagoville online payment system. Connect the Utility Department to sign up for an Email Bill.

Your account is current.

Action to perform	
008 [REDACTED]	Service address [REDACTED]
\$0.00	Account status
\$0.00	Cycle number
\$0.00	Last billing date
02/14/2023	Last payment date

Current due
Last bill due

Select action
Select action
Make a one time payment
Home page
Show payment history
Show consumption history
Show last bill
Show service balances
Logoff

Next to action to perform, click on the drop down menu and select: Make a one time payment

Verify the service address is correct.
Enter in the amount you would like to
pay. Press Continue.

Account number

Service Address

Payment amount



Shopping Cart • Billing & Payment • Confirm Payment

What to do
These are the bills you have selected for payment. To finalize your payment, click **Proceed to payment**.

Description	Amount
City of Seagoville, State of Texas Utility Bills, 02/16/2023, Utility Payment	\$ 1.00

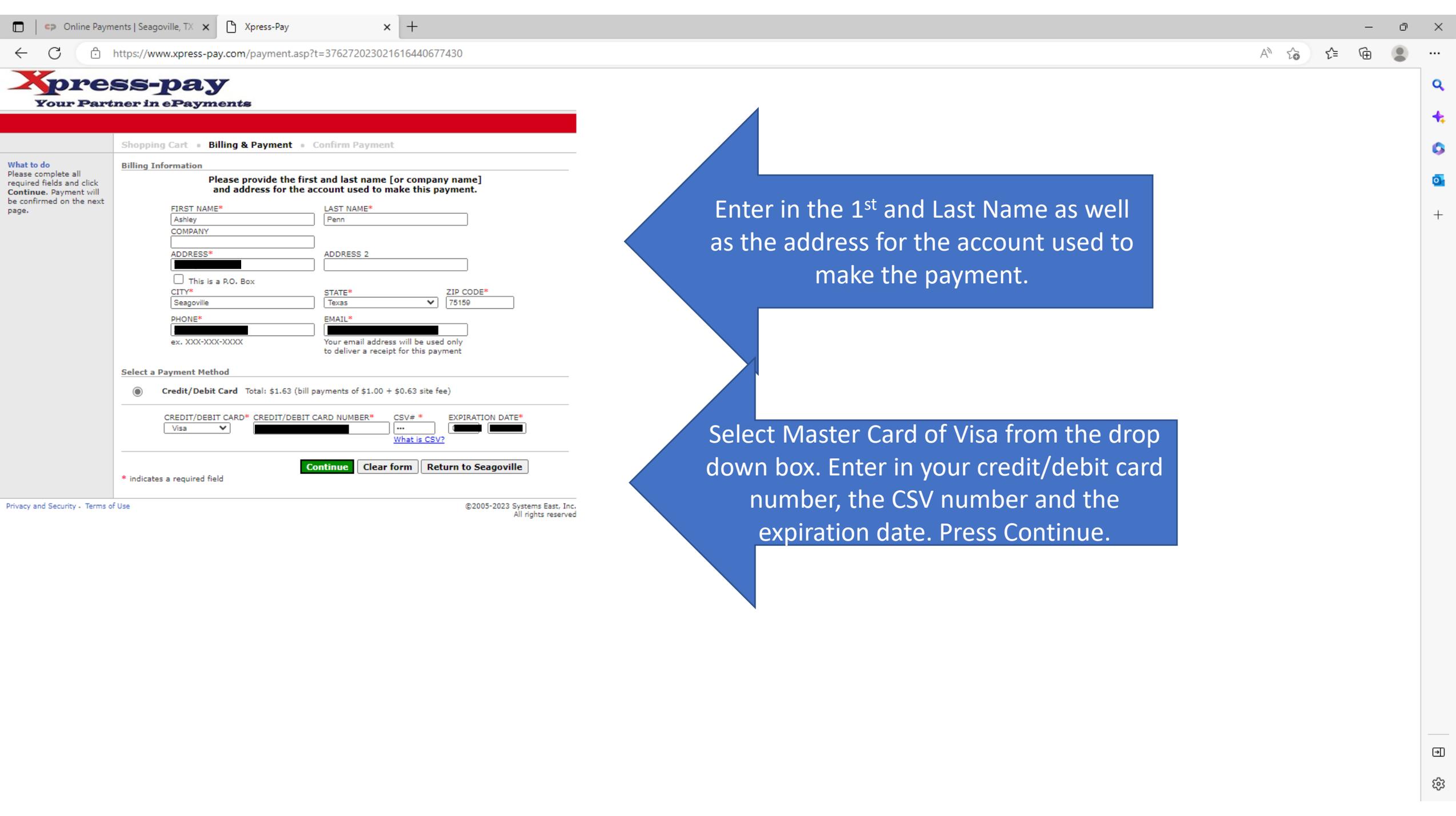
[Proceed to payment](#) [Return to Seagoville](#)

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What to do
Please complete all required fields and click **Continue**. Payment will be confirmed on the next page.

Billing Information

Please provide the first and last name [or company name] and address for the account used to make this payment.

FIRST NAME* Ashley	LAST NAME* Penn	
COMPANY [Redacted]		
ADDRESS* [Redacted]	ADDRESS 2 [Redacted]	
<input type="checkbox"/> This is a P.O. Box		
CITY* Seagoville	STATE* Texas	ZIP CODE* 75159
PHONE* [Redacted]	EMAIL* [Redacted]	

ex. XXX-XXX-XXXX Your email address will be used only to deliver a receipt for this payment

Select a Payment Method

Credit/Debit Card Total: \$1.63 (bill payments of \$1.00 + \$0.63 site fee)

CREDIT/DEBIT CARD* [Visa]	CREDIT/DEBIT CARD NUMBER* [Redacted]	CSV# * [Redacted]	EXPIRATION DATE* [Redacted]
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[What is CSV?](#)

Continue Clear form Return to Seagoville

* indicates a required field

Enter in the 1st and Last Name as well as the address for the account used to make the payment.

Select Master Card of Visa from the drop down box. Enter in your credit/debit card number, the CSV number and the expiration date. Press Continue.



Shopping Cart • Billing & Payment • **Confirm Payment**

What to do
These are the bills you have selected for payment. To finalize your payment, click **process payment**.

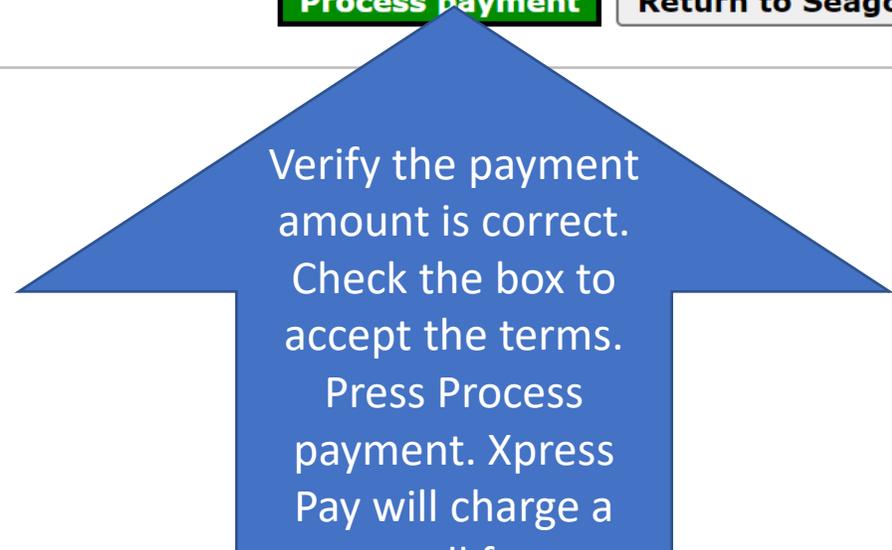
Description	Amount	Interest	Total
City of Seagoville, State of Texas Utility Bills, 02/16/2023, Utility Payment	\$1.00	\$0.00	\$1.00

Subtotal: \$1.00
Site fee: \$0.63
Payment total: \$1.63

All Xpress-pay transactions are final. Your payment will result in a transaction credited directly to the entity you have designated to receive the funds. Since they receive the funds directly, Xpress-pay cannot provide refunds. Any questions or disputes should be directed to the organization you are paying.

I acknowledge and accept these terms.

Process payment Return to Seagoville



Thank You for your Payment

This is your receipt for payment. A copy is also being sent to you by email.
Please print this receipt and retain it for your records.

Payment date: 2/16/2023 4:50:22 PM
Payer's email: [REDACTED]
Transaction ID: 4012326317
Payment type: credit
Account: ***** [REDACTED]

Description	Amount	Interest	Total
City of Seagoville, State of Texas Utility Bills, 02/16/2023, Utility Payment	\$1.00	\$0.00	\$1.00

Subtotal: \$1.00
Site fee: \$0.63
Payment total: \$1.63

The following charges will appear on your credit card or checking account statement:

- \$1.00: City of Seagoville**
- \$0.63 to Secure Bancard for the site fee listed above**

[Print Receipt](#)

[Return to Seagoville](#)



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After Hours Phone Number

Should there be an emergency that requires immediate water shut down or there is a major leak, please contact 972-287-6823. Someone will be able to assist you further.

SEAGOVILLE COMMUNITY DEVELOPMENT

OpenGov

Permits and Inspections

Go Gov Request

Code Enforcement

▶ Whether the City is open or is experiencing emergency closings or inclement weather closings, contractors and citizens have 24-hour access to apply for permits, requesting an inspection, paying for permits, and filing code enforcement complaints through the City portal.

▶ With regard to communicating with our staff, messaging is available through the on-line portal and voice mail on our individual lines is always available. When a voice mail is left, it is emailed to the appropriate email address. In the event the message left relates to an emergency, calls are or should be made to the Police Department, who contacts me and after hour response may be made. Otherwise, all personnel will prioritize and respond to all communications upon return to work.

WEBSITES TO ONLINE PORTALS

- ▶ Online permits/Inspections

- ▶ <https://seagovilletx.viewpointcloud.com/>

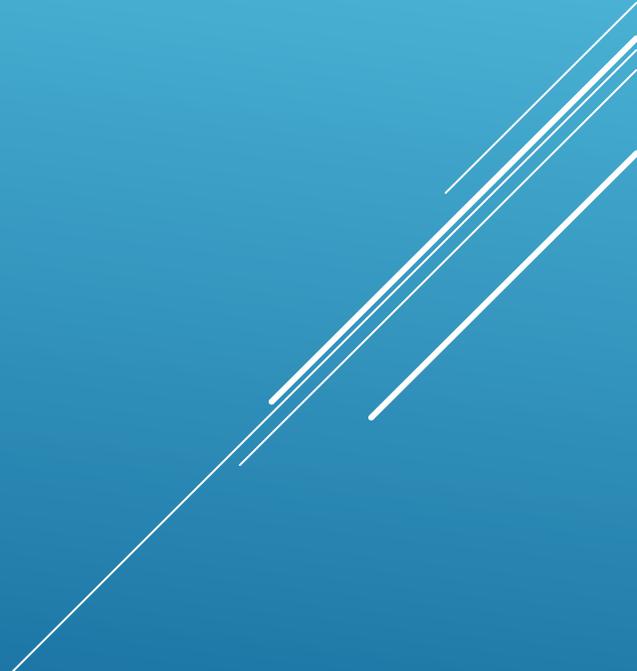
- ▶ Code enforcement request portal

- ▶ <https://user.govoutreach.com/seagovilletx/support.php>

ONLINE APPLICATIONS FOR PERMIT/ INSPECT

- ▶ Building Permit
- ▶ Contactor Registration
- ▶ Certificate of Occupancy
- ▶ Plumbing and Gas Permit
- ▶ Electrical Permit
- ▶ Mechanical/HVAC Permit
- ▶ Sign Permit
- ▶ Itinerant Vendor Permit
- ▶ Development/Zoning
- ▶ Board of Adjustments
- ▶ Fire Department Permit

ONLINE REQUEST TOPICS FOR CODE

- ▶ Code enforcement
 - ▶ Parks
 - ▶ Signs and signals
 - ▶ Streets and sidewalks
 - ▶ Trash and recycling
 - ▶ Trees and Landscaping
 - ▶ Utilities
- 
- A decorative graphic consisting of several parallel white lines of varying lengths, slanted diagonally from the bottom right towards the top right, set against the blue background.

Home - ViewPoint Cloud x +
https://seagovilletx.viewpointcloud.com

City of Seagoville, TX Login Sign Up

Welcome to Seagoville TX's Public Portal

Access service information and apply online – all from here.

Search for something like "Board of Adjustments Application" or "3. Receiving Your Permit or Other Docum..."

Discover Online Services

Choose below to browse services by department



Building Inspections, Permits & Contractor Registration

Building Permit Application/Permiso de Construccion, Contractor Registration + 6 more

[Explore](#)



Planning & Zoning

Development/Zoning Application

[Explore](#)



Boards & Commissions

Board of Adjustments Application

[Explore](#)

MAIN PAGE OF PERMIT/INSPECTION PORTAL

Login with your OpenGov ID

Use your **OpenGov** ID to login to City of Seagoville, TX

For your security, your sign up is performed on our Secure Portal

[Login using Secure Portal](#)

New user?

Create an **OpenGov ID** to login to any OpenGov community

For your security, your sign up is performed on our Secure Portal

[Sign up using Secure Portal](#)

Login page
for portal



Permit application choices

Building Permit Application/Permiso de Construcción

This application can be used to apply for General Building Permits such as a Fence, Right-of-way (ROW), Patio, Garage, Shed, Remodel, Addition, New Building, Cell Towers, Solar Panels etc. If needing to apply for a Trade Permit please apply with the corresponding trade below.

Select

Contractor Registration

Please Note: Contractor Registration is only valid until December 31st of each year. To remain current you must renew every year. Contactor Renewal begins 2 weeks before the new year.

Select

Certificate of Occupancy Application

If you lease or rent a property a Certificate of Occupancy is required. Once inspections are complete water can be released through the Water Department 972)287-2050

Select

Plumbing and Gas Permit

Includes gas test, remodel of plumbing, relocate, fix a break etc. Please Note that a Master Plumber is required when pulling the permit.

Select

Electrical Permit

Includes Temp pole, Electrical Remodel, Electrical Upgrade, Panel changes etc. Please Note: If applying for a Solar Permit you will need to complete a Building Permit as well.

Select

Mechanical & HVAC Permit

Installation of a new HVAC Unit, remodel of a home exchanging a for new unit, duct work etc. Please Note that a License Contractor must pull the permit.

Select

Sign Permit

Please Note: Sign Permits require plans showing how big the sign will be, the place of the sign, and wording. If applying for a wall sign we need to know the aggregate area excluding widows and doors.

Select

Itinerant Vendors Permit Application

This application can be used to apply for Temp Sales. Please Note : For Garage/ Yard Sales you must apply with the Water Department in person at City Hall.

Select

Have a project #?

Step 1 of 8

Save Draft and Exit

**Building Permit
Application/Permiso de
Construccion****Confirm your contact information**

Ensure your contact information is up-to-date so that we can get in touch with you if needed.

First Name

Kailey

Last Name

Lampkin

Email address

klampkin@seagoville.us

Phone Number

972-287-6829

Address 1

702 N US HWY 175

Address 2 (Optional)

City

Seagoville

State

Texas

ZIP/Postal Code

75159

Next >

Contact Information

Have a project #?

Step 2 of 8

Save Draft and Exit

**Building Permit
Application/Permiso de
Construccion****Location for Building Permit Application/Permiso de Construcción**

Select a primary location for this record. If needed, you can add additional locations later.

Search for Address or Parcel

Search for an address or parcel by name, address, or Parcel ID.

Q Start searching...

< Back

Next >

Address

Addresses autofill
to find the correct
property address

City of Seagoville, TX My Account Kailey

Have a project #? Step 2 of 8 Save Draft and Exit

Building Permit Application/Permiso de Construcción

Location for Building Permit Application/Permiso de Construcción
Select a primary location for this record. If needed, you can add additional locations later.

Search for Address or Parcel
Search for an address or parcel by name, address, or Parcel ID.

Q 702

- 702 Stone Ln, Seagoville, TX Choose Location
- 702 North Highway 175, Seagoville, TX Choose Location
- 702 North Highway 175, Seagoville, TX Choose Location
- 702 North Highway 175, Seagoville, TX Choose Location
- 702 North Highway 175, Seagoville, TX Choose Location
- 702 North Highway 175, Seagoville, TX Choose Location
- 702 North Highway 175, Seagoville, TX Choose Location
- 702 ELMO, SEAGOVILLE, TX Choose Location
- 702 North Highway 175, Seagoville, TX Choose Location
- 702 BALLARD RD, SEAGOVILLE, TX Choose Location
- 702 GRANVIEW AVE, SEAGOVILLE, TX Choose Location
- 702 LA FONDA DR, SEAGOVILLE, TX Choose Location
- 702 ... Choose Location

Type of Improvement/Tipo de mejora *

New Building/Nuevo Edificio

Description of Work *

New House

B. Ownership/Propiedad *

Private (individual, corporation, nonprofit instituti

C. Cost/Costo

Cost of Improvement/Cuesta de Construcción *

100000

To be installed but not included in the above cost:

Electrical/Eléctrica

Plumbing/Plomería

HVAC

Other/Otro

Total Cost of Improvement/Costo total de mejora

100

Building Type/Tipo de construcción *

Residential/Residencial

Proposed Use - Residential/Usó propuesto-Residencial *

One family/Una familia

Type of Improvement options

- New Building
- Alteration
- Addition
- Foundation
- Driveway / sidewalk
- Repair
- Demo
- Moving
- Swimming pool
- Fence
- Roof
- Irrigation
- Solar
- Grading
- ROW
- Patio (No cover)
- Covered Patio
- Carport
- Shed / Garage
- Remodel

Fill out application information

Have a project #? Step 4 of 9 Save Draft and Exit

Building Permit Application/Permiso de Construcción

Selected Characteristics of Buildings - New Buildings/Additions

Principal Type - Frame/Tipo principal-la estructura *

Select your option

Principal Type - Heating Fuel/Tipo principal-Combustible de calefacción *

Select your option

Sewage Disposal/Eliminación de aguas residuales *

Select your option

Type of Water Supply/ Tipo de suministro de agua *

Select your option

Will there be central air conditioning?/¿Habrà aire acondicionado central? *

Select your option

Will there be an elevator?/¿Habrà un ascensor? *

Select your option

Number of Stories/Cuantos pisos *

Total square feet of floor area, all floors, based on exterior dimensions (New Buildings/Additions)/Total de pies cuadrados de área de piso, todos los pisos, según las dimensiones exteriores *

Total land area, sq. ft./área total de tierra *

Public/private company

Will there be central air conditioning?/¿Habrà aire acondicionado central? *

Yes/Si

Will there be an elevator?/¿Habrà un ascensor? *

No

Number of Stories/Cuantos pisos *

0

Total square feet of floor area, all floors, based on exterior dimensions (New Buildings/Additions)/Total de pies cuadrados de área de piso, todos los pisos, según las dimensiones exteriores *

1700

Total land area, sq. ft./área total de tierra *

5000

of Off-Street Parking Spaces - Enclosed/adjunta-adjunta

2

of Off-Street Parking Spaces - Outdoors/¿Cuántas plazas de aparcamiento en la calle?-al aire libre

4

Number of bedrooms/Cuantos dormitorios

4

Number of full bathrooms/Cuantos baños completos

2

Number of partial bathrooms/Cuantos baños parciales

0

Contractor Information

Contractor information autofills for contractors that are registered with the city.

Have a project #?

Building Permit Application/Permiso de Construccion

Step 6 of 9 ·

Save Draft and Exit

Property Owner Information

Name/Nombre

Mailing Address/Dirección de envío

Zip Code/Código postal

Telephone/Teléfono

< Back

Next >

Have a project #?

Step 5 of 9 ·

Save Draft and Exit

Building Permit Application/Permiso de Construccion

Primary Contractor Information

First Name / Primer Nombre *

Last Name / Apellido *

Mailing Address/Dirección de envío *

Zip Code/Código postal *

Telephone/Teléfono *

License Number / Número de Licencia

Contractor Registration Record ID #

< Back

Next >

City of Seagoville, TX

Your Profile

Your Records

Resources

Claim a Record

Employee Login

Property Owner Information

Additional Agent Information

Owner
Contractor
Architect

Have a project #?

Building Permit
Application/Permiso de
Construccion

Step 7 of 9 ·

Save Draft and Exit

Additional Agent Identification *

Type/Tipo	Name/Nombre	Mailing Address/Dirección de envío	...
Owner or Lessee/Dueño o arrendatario	Kailey	--	... Edit Remove
Contractor/Contratista	Kailey	--	... Edit Remove
Architect/Engineer(Arquitecto/ingeniero)	Kailey	--	... Edit Remove

Add Additional Agent Identification

[< Back](#)

[Next >](#)

Each permit application requires an online signature

Have a project #? _____

Step 8 of 9 · Save Draft and Exit

Building Permit Application/Permiso de Construcción

Affirmation

Signature of Applicant/Firma del solicitante *

Date/Fecha *

[< Back](#) [Next >](#)

Any plans, pictures, site plans, surveys, and identification can be uploaded to the application

Have a project #? Step 9 of 9 · [Save Draft and Exit](#)

Building Permit Application/Permiso de Construcción

Attachments

Include any additional files with your submission. Any box marked "Required" is required to submit your application. Please note the maximum allowed file size for any upload is 100 MB.

Attachment	File	
Site or Plot Plan Required	No file uploaded	Upload
Construction Plans	No file uploaded	Upload
Construction Plans are required for all work types except for fence and moving applications.	No file uploaded	Upload
Driver's License Required	No file uploaded	Upload
Add attachment		

[< Back](#) [Next >](#)

Confirm your submission

Please ensure you've filled everything completely and accurately, then click "Confirm and Submit" below.

Building Permit Application/Permiso de Construccion

Type and Cost of Building

Edit ...

Type of Improvement / Tipo de mejora
New Building / Nuevo Edificio

Description of Work *
New House

Principal Type / Tipo principal *

Principal Type - Frame / Tipo principal-la estructura *
Wood Frame / Marco de madera

Selected Characteristics of Buildings - New Buildings/Additions

Edit ...

Principal Type - Heating Fuel / Tipo principal-Combustible de calefacción *
Electricity / electricidad

Sewage Disposal / Eliminación de aguas residuales *
2

of Off-Street Parking Spaces - Outdoors / ¿Cuántas plazas de aparcamiento en la calle?-al aire libre
4

Number of bedrooms / Cuantos dormitorios
...

Primary Contractor Information

Edit ...

First Name / Primer Nombre *
Kailey

Last Name / Apellido *
Lampkin

Mailing Address / Dirección de envío *
702 N Hwy 175

Zip Code / Código postal *
75159

Primary Contact Information

Edit ...

Property Owner Information

Edit ...

Property Owner Information

Edit ...

Additional Age Identification

Edit ...

Affirmation

Edit ...

Signature of Applicant / Firma del solicitante *

✓ Kailey
Feb 15, 2023

Date / Fecha *
02/15/2023

Attachments

Edit ...

Attachment	File
Site or Plot Plan Required	1.png Uploaded on Feb 15, 2023 at 8:57 am
Construction Plans Construction Plans are required for all work types except for fence and moving applications.	No file uploaded
Driver's License Required	1.png Uploaded on Feb 15, 2023 at 8:57 am

I certify under possible penalty of perjury under the laws of this jurisdiction that the preceding information is true and correct.

< Back

Confirm and Submit >

Review and Submit

Upon submitting the application, you can message the staff on this portal

Building Permit
Application/Permiso de
Construccion

B-23-101

Your Submission

Attachments

Guests (0)

**Building Department
Review/Approval**

Zoning Review/Approval

Residential Permit Fees

Permit Issuance

Form Board Survey Inspection

Plumbing Rough Inspection

T-Pole Inspection

Foundation Inspection

Flatwork Inspection

Frame Inspection

Plumbing Top-Out Inspection

Electrical Rough Inspection

Mechanical Rough Inspection

Gas Inspection

Insulation Inspection

Electrical Meter Release Inspection

Electrical Final Inspection

Mechanical Final Inspection

Plumbing Final Inspection

Final Inspection

Building Department Review/Approval

In progress. This step is in progress.

Please allow 3-10 business days for review. Permits are reviewed in the order received. Payment can NOT be processed until the review process is complete.

Message the reviewer

Send Message

↶ Back Home

Dashboard

Messages

Profile

Your Records

Applications

Projects

Permits & Docs

Payments

Inspections



Kailey Lampkin

klampkin@seagoville.us

Applications



Building Permit Application/Permiso de Construcccion B-23-101
702 North Highway 175, Seagoville, TX 75159

Feb 15, 2023

View All

City of Seagoville, TX

Your Profile

Your Records

Resources

Claim a Record

Employee Login

Administration ▶

Animal Services ▶

City Council

City Secretary

Community Development ▶

Court

Seagoville Economic Development Corporation ▶

Finance ▶

Fire ▶

Keep Seagoville Beautiful ▶

Human Resources ▶

Library ▶

Police ▶

Service Requests 24-7

Request

Request

Seagoville [View Knowledgebase](#)

[Sign in](#)

Your issue is important to us. In order to route your issue so we can best serve you, please identify the type of issue you are reporting. You may search for a topic using keywords or you may browse through the issue areas below.

Search

Enter your search terms...

Topic Areas

▶ Code Enforcement

▶ Parks

▶ Signs and Signals

▶ Streets and Sidewalks

▶ Trash and Recycling

▶ Trees and Landscaping

▶ Utilities



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Request

Seagoville [View Knowledgebase](#)

[Sign in](#)

Your issue is important to us. In order to route your issue so we can best serve you, please identify the type of issue you are reporting. You may search for a topic using keywords or you may browse through the issue areas below.

Search

Enter your search terms...

Topic Areas

▸ Code Enforcement

Abandoned Vehicle

Code Enforcement

Graffiti

Illegal dumping

Junk & Debris On Private Properties

Storm Water Illicit Discharge

Weeds or Overgrown Vegetation

Other

Administration ▶

Animal Services ▶

City Council

City Secretary

Community Development ▶

Court

Seagoville Economic Development Corporation ▶

Finance ▶

Fire ▶

Keep Seagoville Beautiful ▶

Human Resources ▶

ANY
QUESTIONS?

The image features a solid blue background with a gradient from light blue at the top to a darker blue at the bottom. The text "ANY QUESTIONS?" is centered in a white, sans-serif font. In the bottom right corner, there are several white, parallel diagonal lines of varying lengths, creating a sense of motion or a modern design element.

Regular Session Agenda Item: 18

Meeting Date: February 27, 2023

ITEM DESCRIPTION:

Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas, approving a Professional Services Contract with Pipeline Analysis, LLC, for the purpose of performing various field tests and inspections of the wastewater collection system within the Glen Road Lift Station, Ard Road Lift Station Area, and Lasater Lift Station Service Areas, preparing final reports containing recommended system repairs and the estimated costs associated with reducing wet weather inflow and infiltration in an amount not to exceed One Hundred Ten Thousand Dollars and Zero cents (\$110,000.00), which is attached hereto and incorporated herein as Attachment 1; authorizing the City Manager to execute said Agreement; providing for a repealing clause; providing for a severability clause; and providing an effective date.

BACKGROUND OF ISSUE:

This proposed Professional Services Contract is intended to ensure the City's commitment and adherence to the EPA's Capacity Management and Overflow Maintenance (CMOM) guidelines which requires the inspection of ten percent (10%) of the City's sanitary sewer lines per year.

It will address an area of our sanitary sewer system that is served in the Bowers Road Lift Station Service Area and will assist in reducing inflow and infiltration (I & I) issues. If approved, the contractor will perform tasks that will assist the City in developing a long-term plan to reduce and hopefully eliminate sanitary sewer overflows (SSO's) in the area identified in this contract.

Approval of this Contract will assist Staff in mapping out a plan to address the aforementioned issues over the coming years, and it will help Staff in planning future budget requests directed at reducing I & I and SSO's in the identified area.

FINANCIAL IMPACT:

Funding for this Professional Services Agreement in the amount of \$110,000.00 will be made from the FY2023 Water and Sewer Fund. The City has sufficient funding available in this account to fund this project.

EXHIBITS:

Resolution	Approving Professional Services Contract with Pipeline Analysis LLC.
Attachment 1.	Professional Services Contract with Pipeline Analysis LLC.
Exhibit A.	Compensation Sewer System Evaluation Survey
Exhibit B.	Detailed scope of services

A RESOLUTION OF THE CITY OF SEAGOVILLE, TEXAS

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEAGOVILLE, TEXAS, APPROVING A PROFESSIONAL SERVICES CONTRACT WITH PIPELINE ANALYSIS, LLC, FOR THE PURPOSE OF PERFORMING VARIOUS FIELD TESTS AND INSPECTIONS OF THE WASTEWATER COLLECTION SYSTEM WITHIN THE GLEN ROAD LIFT STATION, ARD LIFT STATION AREA, AND LASATER LIFT STATION SERVICE AREA, PREPARNG FINAL REPORTS CONTAINING RECOMMENDED SYSTEM REPAIRS AND THE ESTIMATED COSTS ASSOCIATED WITH REDUCING WET WEATHER INFLOW AND INFILTRATION IN AN AMOUNT NOT TO EXCEED ONE HUNDERD TEN THOUSAND DOLLARS AND ZERO CENTS (\$110,000.00), WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN AS ATTACHMENT 1; AUTHORIZING THE CITY MANAGER TO EXECUTE SAID AGREEMENT; PROVIDING FOR A REPEALING CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Pipeline Analysis, LLC (hereinafter “Company”) is an engineering firm performing specialized sewer collection system testing and analysis with 100% of their business being associated with wastewater collection system inspection, testing and analysis; and

WHEREAS, the City of Seagoville (“City”) desires to enter into a Professional Services Contract (“Contract”) with Company to perform the services as set forth in Attachment 1 hereto and the Exhibit(s) attached thereto; and

WHEREAS, the Contract is intended to ensure the City’s commitment and adherence to the EPA’s Capacity Management and Overflow Maintenance (CMOM) guidelines, which requires the inspection of ten percent (10%) of the City’s sanitary sewer lines per year; and

WHEREAS, the City Council hereby finds that it is in the best interest of the City to approve the Contract with the Company in an amount not to exceed one hundred ten dollars and zero cents (\$110,000.00), and authorizes the City Manager to execute the same;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEAGOVILLE, TEXAS, THAT:

SECTION 1. The City Council hereby approves the Professional Services Contract, including all exhibits thereto, between the City and Pipeline Analysis, LLC, attached hereto and incorporated herein by this reference as Attachment 1, for a total contract price not to exceed one

hundred ten thousand dollars and zero cents (\$110,000.00), and hereby authorizes the City Manager to execute said Contract.

SECTION 2. That any prior Resolutions of the City Council of the City of Seagoville, Texas, in conflict with the provisions contained in this Resolution are hereby repealed and revoked.

SECTION 3. That if any article, paragraph, subdivision, clause or provision of this Resolution, as hereby amended, be adjudged invalid or held unconstitutional for any reason, such judgement or holding shall not affect the validity of this Resolution as a whole or any part or provision thereof, as amended hereby, other than the part so declared to be invalid or unconstitutional.

SECTION 4. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Seagoville, Texas, and it is accordingly resolved.

DULY PASSED by the City Council of the City of Seagoville, Texas, on the 27th day of February, 2023.

APPROVED:

DENNIS K. CHILDRESS, MAYOR

ATTEST:

KANDI JACKSON, CITY SECRETARY

APPROVED AS TO FORM:

VICTORIA THOMAS, CITY ATTORNEY
(022223vwtTM133750)

Professional Services Contract
City of Seagoville, Texas
Sanitary Sewer Evaluation Survey
Glen Road Lift Station, Ard Lift Station,
and Lasater Lift Station Service Areas



February 3, 2023



1115 Main Street
Garland, Texas 75040
800-637-0164
TBPE Firm F-6538

CONTRACT FOR PROFESSIONAL ENGINEERING SERVICES

THIS CONTRACT made and entered into on the date last stated below between the City of Seagoville, hereinafter called "City", acting by and through Patrick Stallings duly authorized to act on behalf of CITY and Pipeline Analysis, LLC hereinafter called "ENGINEER", acting by and through James H. Forbes, Jr., P.E. (Project Manager) duly authorized to so act on behalf of the ENGINEER.

WHEREAS, the CITY desires professional engineering services in connection with the Sanitary Sewer Evaluation Survey of a portion of the City of Seagoville, Texas, wastewater system (Glen Road Lift Station, Ard Lift Station, and Lasater Lift Station Service Areas) hereinafter called "the PROJECT"; and

WHEREAS, the CITY has determined that the ENGINEER has experience in the area involved in the Project and is qualified to perform the work, and the ENGINEER is willing to enter into a contract with CITY to perform the engineering services desired by CITY in connection with the PROJECT.

THE CITY AND ENGINEER AGREE AS FOLLOWS:

The CITY hereby retains the ENGINEER to perform engineering services in connection with the PROJECT described above.

1. SCOPE OF SERVICES

The scope of Engineering services to be performed by the ENGINEER shall be as follows:

1.1 Approach to Project

This project will perform various field testing and inspection of the wastewater collection system within the designated study area and prepare a final report that recommend system repairs and estimated costs to reduce wet weather infiltration/inflow.

1.2 Detailed Scope of Services

See Exhibit B attached.

2. CITY'S RESPONSIBILITIES

So as not to delay the services of ENGINEER, the CITY shall do the following in a timely manner:

2.1 Provide Existing Data

CITY will provide to ENGINEER at no cost those sewer maps and any applicable previous reports.

Existing data delivered to the ENGINEER by the CITY remains the property of the CITY and must be returned to the CITY after completion of the PROJECT.

2.2 Provide Access

Arrange for access to, and make all provisions for, ENGINEER to perform services under this AGREEMENT.

2.3 CITY Representative

CITY designates Chris Ryan as representative to act as the contact person on behalf of the CITY.

Chris Ryan
 Public Works Director
 101 N. Watson
 Seagoville, TX 75159
 972-287-6823
cryan@seagoville.us

3. SCHEDULE

3.1 Schedule

The ENGINEER’S services shall be performed in a timely manner consistent with sound professional practices. The ENGINEER will complete the work according to the following schedule, weather permitting:

Task	Description	2023									
		Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	
100	Mobilization	█									
200	Manhole/Pipe Inspection -(100%)				█	█	█				
300	Smoke Testing, Public Awareness, Data Entry & Analysis (100%)					█	█				
400	Dye Flooding							█			
500	Preparatory Cleaning							█			
600	CCTV Inspection							█			
700	Admin.,Project Mgt.					█	█	█	█	█	
800	Defect Analysis and Rehab.Defect Analysis Technical Memorandum	█	█	█	█	█	█	█	█	█	
900	Database, Cost Estimates, Mapping, Final Reports								█	█	

The time limits set forth in the schedule shall include allowances for reasonable and expected review time by the CITY and approval by authorities having jurisdiction over the PROJECT and shall not be allowed as cause for delay or adjustments to the schedule. Delays in the project critical path caused by review times by the CITY or a permitting agency exceeding those anticipated by the ENGINEER'S schedule are cause for adjustments in the schedule. Any adjustments made to the agreed upon schedule shall be made in writing and acceptable to both parties.

The ENGINEER shall begin work immediately upon receipt of the executed CONTRACT and/or written Notice to Proceed, however, smoke testing is dependent on dry soil conditions to optimize results. For this reason, the smoke testing task is scheduled during dry months. Projects extensions may be necessary should extended wet weather prevent inspection and testing.

3.2 Completion of Services

ENGINEER'S services under each item of the finalized Scope of Work shall be considered complete on the date when the submissions for that item have been accepted by CITY.

3.3 Changes

If the CITY requests significant modifications or changes in the Scope of Services, general scope, extent or character of the PROJECT, the time of performance of ENGINEER'S services, the various rates of compensation and schedule shall be adjusted equitably.

3.4 Written Authorization for Additional Work

Any provision in this CONTRACT notwithstanding, it is specifically understood and agreed that the ENGINEER shall not authorize or undertake any work pursuant to this CONTRACT which would require the payment of any fee, expense or reimbursement in addition to the fees stipulated in Section 4 (Payment for Services) of this CONTRACT, without first having obtained the specific written authority to do so from CITY.

4. PAYMENT FOR SERVICES

4.1 Terms

Terms used in describing the applicable method of payment for services provided by the ENGINEER shall have the meaning indicated below:

Basic Engineering Fee:

Basic Engineering Fee shall mean those expenses incurred by the ENGINEER in prosecuting the PROJECT Scope of Services.

Reimbursable Expenses

Not applicable

Additional Services

Additional services **not** covered under the Scope of Services, will be provided to the CITY on a unit price or lump sum basis. A revised written detailed scope of services for additional services will be provided with the pricing summary. Additional services must be approved by City along with a written notice to proceed.

4.2 Basis and Amount of Compensation for Basic Services

Compensation for basic services will be as shown in Exhibit A. The total amount of compensation to be paid under this contract will not exceed \$110,000. These services will be billed monthly based on a percentage completed and will not exceed the total presented.

4.3 Basis and Amount of Compensation for Additional Services

Not applicable. No additional services are anticipated.

4.4 Partial Payments for Services

Partial fee payments may be applied for at monthly intervals, based upon statements which reflect the percentage of work completed for the various items listed under Scope of Services. These statements shall be prepared by the ENGINEER and must be verified and approved by CITY.

4.5 Delay

If ENGINEER'S design services or service during construction of the PROJECT are delayed or suspended in whole or in part by the CITY for more than one year for reasons beyond ENGINEER'S control the various rates of compensation, including Additional

Services, provided for elsewhere in this CONTRACT shall be subject to equitable adjustment.

5. TERMINATION, SUSPENSIONS OR ABANDONMENT

5.1 Termination

The CITY or the ENGINEER may terminate this CONTRACT for reasons identified elsewhere in this CONTRACT. In the event such termination becomes necessary, the party effecting termination shall so notify the other party, and termination will become effective thirty (30) calendar days after receipt of the termination notice. Irrespective of which party shall effect termination or the cause therefore, CITY shall within thirty (30) calendar days of termination remunerate ENGINEER for services rendered and costs incurred, in accordance with the ENGINEER'S prevailing fee schedule (Exhibit A). Services shall include those rendered up to the time of termination. All plans, field survey, and other data related to the PROJECT shall become the property of CITY upon termination of the CONTRACT and shall be promptly delivered to CITY in a reasonably organized form. Should CITY subsequently contract with a new Engineer for continuation of services on the PROJECT, ENGINEER shall cooperate in providing information. No amount shall be due for lost or anticipated profits.

5.2 Suspension

If the Project is suspended by CITY for more than 30 consecutive days, the ENGINEER shall be compensated for services performed prior to notice of such suspension. When the Project is resumed, the ENGINEER'S compensation shall be equitably adjusted to provide for expenses incurred in the interruption and resumption of the ENGINEER'S services.

5.3 Abandonment

Express abandonment may be by CITY upon seven (7) days written notice to the ENGINEER. If the Project is left idle by CITY or ENGINEER for more than ninety (90) consecutive days, then abandonment will be implied and the ENGINEER or CITY may terminate this CONTRACT by giving written notice.

5.4 Failure to Pay

Failure of CITY to make payments to the ENGINEER in accordance with this CONTRACT shall be considered substantial nonperformance and cause for termination.

If CITY fails to make payment to ENGINEER within thirty (30) days of a statement for services properly performed, the ENGINEER may, upon fourteen (14) days written notice to CITY, suspend performance of services under this CONTRACT. Unless ENGINEER receives payment in full within fourteen (14) days of the date of the notice, the suspension shall take effect without further notice. In the event of a suspension of services under this

section, the ENGINEER shall have no liability to CITY for delay or damage caused CITY because of such suspension of services.

6. GENERAL CONSIDERATIONS

6.1 Professional Standards

Services performed by the ENGINEER under this CONTRACT will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. The ENGINEER shall comply with the applicable laws and rules of the current "Texas Engineering Practice Act". CITY's approval, acceptance, use of or payment for all or any part of the ENGINEER'S services herein under or of the project itself shall in no way alter the ENGINEER'S obligations or CITY'S rights thereunder.

6.2 Progress and Performance

The provisions of this CONTRACT and the compensation to ENGINEER have been agreed to in anticipation of continuous and orderly progress through the completion of the ENGINEER'S services. Time for performance shall be extended to the extent necessary for delays due to circumstances over which the ENGINEER has no control. If the ENGINEER'S services are suspended or delayed the times of performance shall be extended to the extent of such delay or suspension. A delay or suspension shall not terminate this CONTRACT unless ENGINEER elects to terminate in accordance with the provisions of Section 5 of this CONTRACT. If a delay or suspension extends for a period of greater than one year for reasons beyond the control of the ENGINEER, the fees and rates of compensation set forth in Section 4 shall be subject to re-negotiating.

6.3 CITY Control

It is understood and agreed that CITY shall have complete control of the scope of services to be rendered, and that no work shall be done under this CONTRACT until the ENGINEER is instructed to proceed with the work.

6.4 Independent Agent

ENGINEER and CITY agreed that ENGINEER and any officer, employee or agent of ENGINEER, in the performance of this CONTRACT shall act in an independent capacity and not as an officer, agent or employee of CITY.

6.5 Compliance with Laws

ENGINEER shall comply with all Federal, State, and local laws and ordinances in the execution of all work in connection with this PROJECT.

6.6 No Additional Work Without Authorization

Any provision in the CONTRACT notwithstanding, it is specifically understood and agreed that the ENGINEER shall not authorize or undertake any work pursuant to this CONTRACT, which would require the payment of any fee, expense or reimbursement in addition to the fee stipulated in Article 4 of this CONTRACT, without having first obtained specific written authority therefore from CITY.

6.7 Indemnification

ENGINEER, its officers, agents and employees agree to indemnify, hold harmless, and defend CITY, at ENGINEER'S cost, its officers, agents, and employees from and against any and all claims or suits for injuries, damages, loss, or liability of whatever kind of character, arising out of or in connection with the performance by the ENGINEER of those services contemplated by the CONTRACT, based upon negligent acts or omissions of ENGINEER, its officers, agents, employees, consultants and subcontractors, whether or not caused solely by the ENGINEER, its officers, agents, employees, consultants or subcontractors or jointly with any other party. CITY shall not be liable for any loss, damage or injury arising from the services of the ENGINEER pursuant to this agreement.

ENGINEER agrees that he is solely responsible for the safety of himself and his employees in the performance of this CONTRACT and agrees to indemnify and hold harmless CITY, its officers and agents from and against any liability arising from the personal injury or death of the ENGINEER or the employees of the ENGINEER arising out of or in connection with this CONTRACT.

6.8 Insurance

ENGINEER shall secure and maintain insurance that will protect him from claims under the Worker's Compensation Act (statutory amounts).

ENGINEER shall secure and maintain Commercial General Liability Insurance that will protect him from claims for bodily injury, death or property damage which may arise from the performance of his services under this CONTRACT, written on an occurrence basis.

ENGINEER shall maintain Comprehensive Automobile Liability Insurance covering all owned, non-owned, and hired vehicles with combined single limit coverage of \$1,000,000 for bodily injury, death or property damage.

ENGINEER shall maintain, at no expense to CITY, a professional liability (errors and omissions) insurance policy placed with a company rated at least A-/VII by Best's Key Rating Guide, authorized to do business in Texas. This coverage must be maintained for at least two (2) years after the PROJECT is completed. Coverage must be written on an occurrence basis. However, at its sole discretion, the CITY may accept coverage written on a claims-made basis if the policy provides for a retroactive date equivalent to the

inception date of the CONTRACT or earlier, maintained during the full term of the CONTRACT.

All policies, except Worker's Compensation and Professional Liability, shall name the CITY as additional insured. All policies shall contain a waiver of subrogation in favor of the CITY and shall require the giving of written notice to CITY at least thirty (30) days prior to cancellation, non-renewal or material modification of any policies, evidenced by return receipt of United States Certified Mail. ENGINEER shall furnish CITY with copies of said policies or certificates evidencing such coverage.

6.9 Property

All documents, including drawings, field notes, surveys, tracings, calculations, computer input and output, digital or computer files, etc., prepared by the ENGINEER pursuant to this contract shall become the property of CITY. The ENGINEER may retain copies of all documents. Any reuse of the documents shall conform to The Texas Engineering Practice Act.

6.10 Governing Law

This CONTRACT has been made under and shall be governed by the laws of the State of Texas. The parties agree that the performance and all matters related thereto shall be in Seagoville, Texas.

6.11 Assignment

ENGINEER may not assign this Agreement without the prior written consent of the CITY. In the event of an assignment by ENGINEER to which CITY has consented, the assignee shall agree in writing with CITY to assume, perform and be bound by all the covenants and obligations in this Agreement.

6.12 Business Prohibitions

By executing this contract, the Engineer verifies that it does not Boycott Israel, and agrees that during the term of this Contract will not Boycott Israel as that term is defined in Texas Government Code Section 808.001, as amended. The Engineer further verifies that, pursuant to Texas Government Code, Chapter 2252, Section 2252.152 and Section 2252.153, it does not appear on the Comptroller of the State of Texas listing of companies which do business with Iran, Sudan or any Foreign Terrorist Organization, as identified under Section 806.051, Section 807.051 or Section 2253.253, listing of companies.

7. DOCUMENT EXECUTION

IN WITNESS WHEREOF, the parties have executed this CONTRACT the _____ day of _____, 2023.

City of Seagoville
702 N. Hwy 175
Seagoville, TX 75159
(P) (972) 287-6819 (F) (972) 287-3891

By: _____
Patrick Stallings (City Manager)

Date: _____

ENGINEER
Pipeline Analysis, LLC
1115 Main Street
Garland, Texas 75040
(800)637-0164
(972)479-0659 FAX

By: _____

James H. Forbes, Jr., P.E. (President)

Proposal Date: February 3, 2023

Exhibit A
Compensation
Sewer System Evaluation Survey
Glen Road Lift Station, Ard Lift Station,
and Lasater Lift Station Service Areas

Sanitary Sewer Evaluation Survey

Glen Road Lift Station, Ard Lift Station, and Lasater Lift Station Service Areas

Task	Description	Estimated Quantity	Unit Price	Total
100	Mobilization	L.S.	L.S.	\$ 1,880.00
200	Manhole/Pipe Inspection -(100%)	145	\$ 130.00	\$ 18,850.00
300	Smoke Testing, Public Awareness, Data Entry & Analysis (100%)	56,000	\$ 0.65	\$ 36,400.00
400	Dye Flooding	4	\$ 600.00	\$ 2,400.00
500	Preparatory Cleaning	5600	\$ 2.75	\$ 15,400.00
600	CCTV Inspection	5600	\$ 1.50	\$ 8,400.00
700	Admin.,Project Mgt.	L.S.	L.S.	\$ 1,880.00
800	Defect Analysis and Rehab.Defect Analysis Technical Memorandum	L.S.	L.S.	\$ 9,380.00
900	Database, Cost Estimates, Mapping, Final Reports	L.S.	L.S.	\$ 15,410.00
Total Not To Exceed				\$ 110,000.00

Exhibit B

Detailed Scope of Services

The following represents the project approach. Tasks include:

- Manhole Inspection
- Smoke Testing
- Dye Water Flooding
- Internal Cleaning and TV Inspection
- Map Update
- Final Report

TASK 100 MOBILIZATION

Mobilize project team and coordinate startup. Establish personnel assignments and responsibilities. Inventory equipment needs and order expendable supplies. Review all relevant existing materials, previous reports, etc. developed for or by the City of Seagoville concerning this project, including, but not limited to, the following:

1. Previous studies for the service areas to be investigated

Deliverable:

1. Delivery of equipment and personnel
2. Work maps of the designated project service area and delineated boundaries

To Be Provided by City:

- Access for placement of equipment and personnel
- Copies of all applicable reports, maps and historical data for the study area at no cost to ENGINEER
- As-built drawings, sewer key maps, street plans, electronic aerial photographs if available and if requested at no cost to ENGINEER

Deliverables:

1. Inclusion in final report of findings from this work task

TASK 200 MANHOLE/PIPE INSPECTION

Manholes can be a significant source of extraneous infiltration/inflow and thereby reduce system wet weather capacity. For this reason, each manhole within the study area is inspected. For the study area designated, field inspection crews will perform an inspection of manholes. The data gathered during this phase of the project will be used to prioritize manholes for rehabilitation and establish the base data necessary to

accurately determine mainline sewer rehabilitation alternatives and costs. Other important deliverables resulting from this work task are the updating of the collection system map, determination of debris levels in pipes and verification of pipe sizes. This information is critical in preparing subsequent rehabilitation plans, cleaning requirements to restore capacity and updating of the system maps.

Inspection personnel will use digital cameras during the inspection of all manholes on this project. All photographs will be included in the field inspection computer database so that a permanent electronic record can be maintained. During inspection, each of the following types of information will be obtained to establish the condition and prioritize least cost repairs:

1. Basin and Sub-area Designation
2. Manhole/Cleanout ID
3. Inspection Status – buried, CNL, CNO
4. Address and GPS coordinate (x,y) of manhole
5. Surface cover, grade, type of cover (paved, yard, etc.)
6. Material of construction – brick, concrete, etc.
7. Area and Internal photo of manhole
8. All incoming and outgoing pipe depths from rim to invert
9. All incoming and outgoing pipe digital photographs
10. Defects – Active, Evidence or No Infiltration/Inflow with digital photographs
11. Field corrections to collection system map

Upon completion of the manhole inspection, a prioritized manhole rehabilitation summary will be prepared that will include:

- Documentation with summary of field observations
- List of manholes/lines requiring immediate attention
- Digital photos
- Documentation for preparing manhole rehabilitation quantities
- Field updated map(s)
- Prioritized Manhole Repair Recommendations and Cost Estimates

To Be Provided by City:

- Current collection system map
- Access (if requested) to manholes that are buried or could not be opened.
- Assistance in locating assets (if requested)

Measurement of Payment:

Payment for this work task shall be a unit price for each manhole documented. Those manholes that are located, but buried or could not be opened will be noted and a list provided to the City. Manholes that could not be located using metal detectors or probes will be listed as Could Not Located (CNL). CNL manholes will not be billed. Manholes located, but were buried or could not be opened will be billed. The City will provide replacement covers at no cost should a cover be broken while attempting opening.

TASK 300 SMOKE TESTING OF STUDY AREA

Smoke testing will provide detailed information on wet weather inflow sources for the study area. In order to identify defects in the lines, a non-toxic smoke will be forced into the sewer by high capacity blowers. Data documentation includes measurements from two permanent points and will be sufficient to establish the location of each defect and determine the best repair method and priority. Color digital photographs will be taken to document each defect during the smoke test.

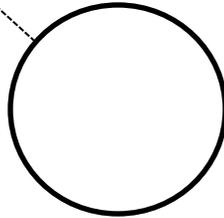
Forty-eight (48) hours prior to testing, door hangers will be used to notify residents. A local telephone number will be provided for those individuals with questions or for anyone requiring special assistance. Each day the fire department will be notified of the crew location since smoke may enter homes through defective plumbing.

To Be Provided by City:

- Review and approval of Notice to Residents
- Letter of introduction to be carried by field crews
- Previous City smoke testing data, if any

Deliverables:

- Defects listing and database
- Defect location sketch
- Digital photographs
- Smoke Notification Flyers and Notification of Residents
- Priority ranking of defects (both private and public sector)
- Repair methods and estimated costs



SMOKE TESTING NOTICE TO RESIDENT

For the next few days, inspection crews will conduct a physical survey of the wastewater collection system. Pipeline Analysis will perform this study, which involves opening manholes in the streets and backyard utility easements. Information gained from this study will be used to repair and improve the wastewater collection system.

One important task of the survey will be **smoke testing** of sewer lines to locate breaks and defects in the system. During this testing, white smoke will exit through vent pipes on the roofs of homes and through sewer line breaks. **The smoke is non-toxic, leaves no residue, and creates no fire hazard.** The smoke should not enter your home unless defective plumbing exists or drain traps are dry.

If you have seldom-used drains, please pour a gallon of water in the drain to fill the drain trap. This procedure will help prevent the possibility of smoke entering your living areas through those drains.

Field crews will perform testing of all sewers in the area. **At no time will field crews have to enter your business or residence.**

Your cooperation is appreciated. Should you have any additional questions concerning this study or if you desire special assistance, please phone:

972-479-0655



Task 400 Dye Flooding (If required)

Dye water testing may be necessary to assist in the location of specific defects during the evaluation. Non-toxic dye will be introduced as a powder or liquid. Cross-connections, roof drains and area drains that are suspected of being connected to the sanitary sewer will be positively identified using the dye tracer procedure. Field documentation and photographs will be used to record all findings. Internal inspection will determine the exact source of the 'cross-connection' and establish the best repair option (i.e., point repair, direct connection, etc.).

To Be Provided by City:

- Water for dye flooding at no cost to Engineer

TASK 500 & 600 CLEANING AND CCTV

Preparatory cleaning shall consist of hydraulic jet cleaning to facilitate the internal CCTV inspection. Preparatory cleaning will consist of not more than three passes of the jet hose (normal cleaning). Heavy cleaning to remove large deposits of debris is not included in this work task. CCTV investigation is found to be critical in establishing best practical repair methods. The following information will be gathered during CCTV Inspection:

1. Field forms, equipment, supplies and oversight QA/QC
2. Document findings. Data to include:
 - a. Date inspected
 - b. Line segment being inspected
 - c. Project name
 - d. Location (Address)
 - e. Footage location from manhole
 - f. Defect code and/or type and severity rating using the national Pipeline Assessment Certification Program (PACP) codes
 - g. Pipeline surface cover
3. Review video and logs
4. Provide reports on flash drive of segments televised
5. Summary of line segments cleaned and CCTV'd
6. Results of TV inspection provided on printed logs
7. Prepare prioritized mainline rehabilitation plan

To Be Provided by City:

- Access to site of work for placement of equipment and personnel
- Disposal site for any debris removed from the sewer system
- Water for cleaning and dye testing at no cost to engineer

Measurement of Payment:

Pipeline Analysis will invoice for the actual linear feet of sewer cleaned per the unit price specified in Exhibit A. In the case of CCTV, should the camera not be able to pass the entire length of the segment (due to

protruding taps, roots, dropped joints, etc.), then an attempt will be made from the opposite direction (if possible). Where a reverse setup was attempted, then the entire segment length will be billed at the unit price specified. If a reverse setup cannot be performed, then the actual segment footage CCTV'd will be billed. Summary listings of the database with field logs will serve as the basis for the periodic partial payment requests.

TASK 700 ADMINISTRATION AND PROJECT MANAGEMENT

This task includes internal project administration and oversight including scheduling, budget, quality assurance and control meetings and reporting. The project schedule will be reviewed and milestones for the completion of each task will be assigned. The project schedule will be reviewed and updated monthly to ensure that all tasks are completed in a timely and organized fashion.

Management work items include:

1. Field crew supervision and project planning
2. Prepare monthly billings

Major system deficiencies that are identified during the field inspections that if corrected would result in significant reduction in I/I or is deemed to be of a safety concern will be recorded and forwarded as soon as possible to City's designated project manager. Likewise, should City undertake a major repair within the study area, they will immediately notify ENGINEER to determine the impact on data analysis.

Deliverables:

1. Monthly invoice
2. Status reports
3. Project schedule and updates

To Be Provided by City:

- All reports or materials deemed necessary by ENGINEER and identified during the course of the project that is not specifically stated above will be provided at no additional cost to the ENGINEER

TASK 800 DEFECT ANALYSIS AND HISTORICAL REHABILITATION ANALYSIS

This project will generate a considerable amount of data that will require proper entry and quality control. Data collection will include the following:

1. All collected data will be compatible with the GIS system.
2. All collected defect data will be correlated between sources to address duplicate defects that were identified by different testing methods. Identify duplicate defects to ensure multiple rehabilitation methods are not recommended for the same defect.
3. Defect data will be presented graphically (data visualization).

4. Much of the baseline data required for rehabilitation decision is gathered during the normal course of field investigations. For example, “area photos” are taken of each manhole in the direction of the outgoing pipe. This photograph not only shows the location of the manhole but also provide data on the line cover and easement conditions.
5. Since private sector defects can contribute to excessive inflow, proper documentation for subsequent repair is important. Property owner address, photograph and sufficient information to document the defect will be recorded.
6. Rehabilitation recommendations will consider the best repair for the particular asset (manhole, pipeline, etc.) being rehabilitated. A long-term least-cost solution may have an initial higher cost, but provide a higher level of service and lower operating and maintenance cost.
7. Pipeline Analysis will analyze the effectiveness of repairs by comparing defects identified in previous sewer evaluations with current findings. A technical memorandum will be prepared that will present results from this analysis and recommendations to optimize repairs and minimize defect reoccurrence.

To Be Provided by City:

- None

TASK 900 FINAL REPORT

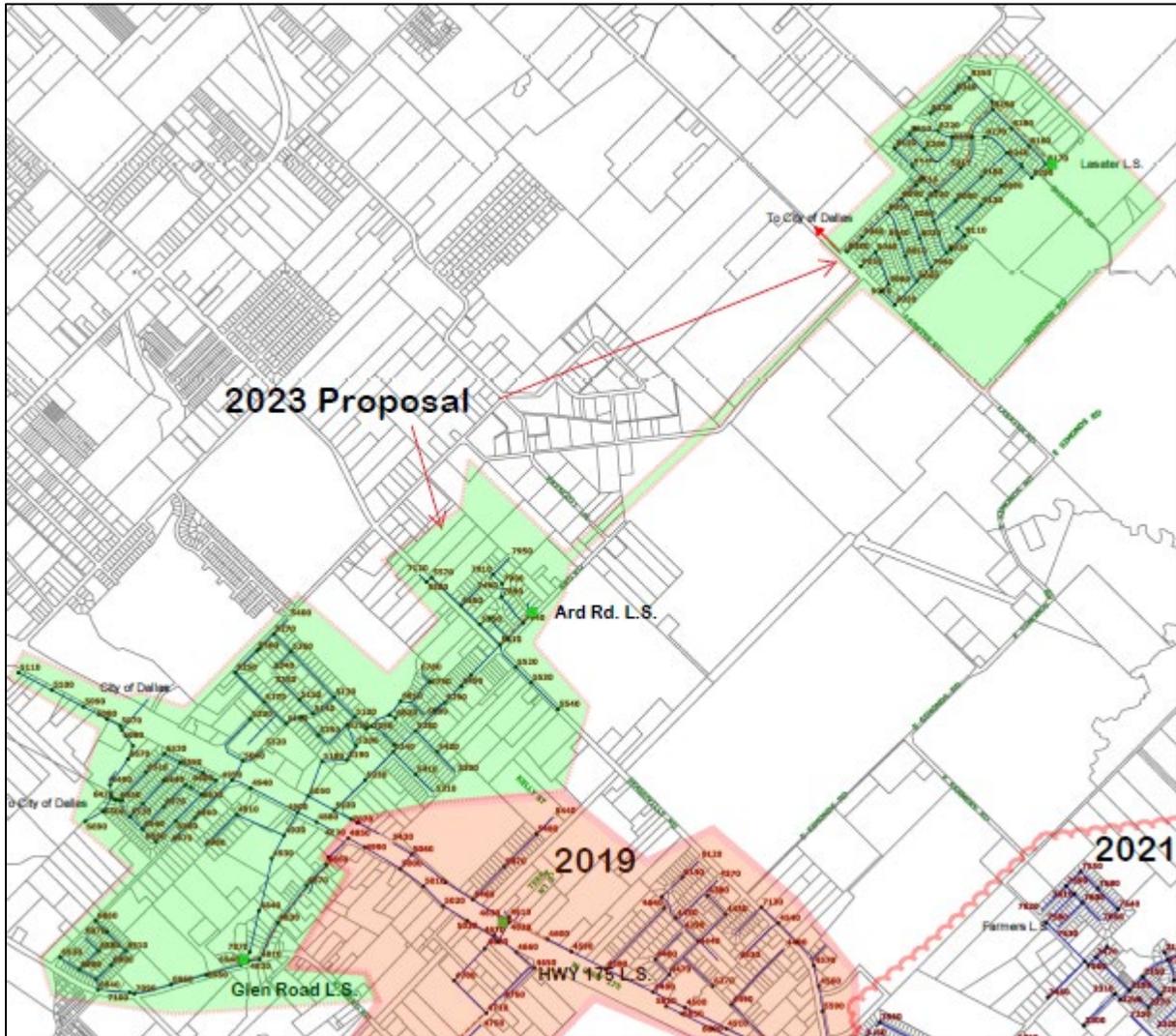
Prepare and submit a Final Report that includes the following:

- Executive Summary
- Description of all tasks
- Manhole and pipe inspection summary/inventory
- Manhole defect summary
- Pipeline defect summary
- Service lateral defect summary
- Smoke test data summary
- CCTV data summary
- Recommendations and Cost Estimates for Private and Public sector repairs

Prepare and submit three (3) Final Reports and electronic database.

Study Area Map

Glen Road Lift Station, Ard Lift Station, and Lasater Lift Station Service Areas



Regular Session Agenda Item: 19

Meeting Date: February 27, 2023

ITEM DESCRIPTION

Discuss and consider approving a Resolution of the City of Seagoville, Texas, authorizing the purchase of a dump trailer and a utility trailer in the amount of Seventeen Thousand Four Hundred Nineteen Dollars and Ninety Four Cents \$17,419.94; from RJ Trailers; authorizing the City Manager to execute any and all documents; and providing an effective date.

BACKGROUND OF ISSUE

The public works department is requesting council's approval of a dump trailer and a utility trailer in the amount of seventeen thousand four hundred nineteen dollars and ninety four cents \$17,419.94. The purchase of the trailers will help staff to perform various jobs throughout the city.

FINANCIAL IMPACT:

The requested purchase was approved through the FY2023 budget process.

RECOMMENDATION:

The Public Works Department recommends that Council approve this purchase

EXHIBITS

Resolution
Quote

THE CITY OF SEAGOVILLE, TEXAS

RESOLUTION NO.

A RESOLUTION OF THE CITY OF SEAGOVILLE, TEXAS, AUTHORIZING THE PURCHASE OF A DUMP TRAILER AND A UTILITY TRAILER IN AN AMOUNT NOT TO EXCEED SEVENTEEN THOUSAND FOUR HUNDRED AND NINETEEN DOLLARS AND NINETY FOUR CENTS (\$17,419.94) FROM RJ TRAILERS; AUTHORIZING THE CITY MANAGER TO EXECUTE ANY AND ALL NECESSARY DOCUMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in the FY 2022-23 budget process, the City Council approved the purchase of a dump trailer and a utility trailer; and

WHEREAS, RJ Trailers, has provided a quote for a dump trailer and a utility trailer in the amount of seventeen thousand four hundred nineteen dollars and ninety four cents (\$17,419.94); and

WHEREAS, the City Council authorizes and approves the purchase of a dump trailer and a utility trailer in a total combined amount not to exceed seventeen thousand four hundred nineteen dollars and ninety four cents (\$17,419.94).

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEAGOVILLE, TEXAS:

Section 1. The City Council hereby authorizes the purchase of a dump trailer and a utility trailer in a total combined amount not to exceed seventeen thousand four hundred nineteen dollars and ninety four cents (\$17,419.94) as set forth in the quote, a copy of which is attached hereto and incorporated herein as Exhibit A, and the City Manager is hereby authorized to execute any and all documents necessary to complete the project.

Section 2. All resolutions of the City of Seagoville heretofore adopted which are in conflict with the provisions of the resolution be, and the same are hereby repealed, and all resolutions of the City of Seagoville not in conflict with the provisions hereof shall remain in full force and effect.

Section 3. If any article, paragraph, subdivision, clause or provision of this resolution, as hereby amended, be adjudged invalid or held unconstitutional for any reason, such judgment or holding shall not affect the validity of this resolution as a whole or any part or provision thereof, as amended hereby, other than the part so declared to be invalid or unconstitutional.

Section 4. This resolution shall take effect immediately from and after its passage and it is accordingly so resolved.

PASSED AND APPROVED by the City Council of the City of Seagoville, Texas this 27th day of February, 2023.

APPROVED:

Dennis K. Childress, Mayor

ATTEST:

Kandi Jackson, City Secretary

APPROVED AS TO FORM:

Victoria Thomas, City Attorney

Estimate



Date	Estimate #
1/23/2023	29106

308 S Hwy 175
 Seagoville, TX 75159
 972-287-9977

Name / Address
 City Of Seagoville Parks
 972-287-6823
 972-287-6832 fax #
 rodney
 972-287-2050

Project

Description	Qty	Cost	Total
83 x 20 Texlin Bobcat (black) vin:00272	1	6,799.99	6,799.99
Inventory Lot Fee		39.99	39.99
Temporary Tag Fee		5.00	5.00
Safety Package		14.99	14.99
Features 7k Axle w/ (2) Brake, 5" Wrap Tongue, 5" Channel Frame, PipeTop, 2 5/16" Bulldog Coupler, Dovetail, Ramps, Diamond Plate Fenders, 12K Drop Leg Jack, Spare Mt.			
82 x 14 Texas Pride Dump (Black) Vin:03130	1	10,499.99	10,499.99
Inventory Lot Fee	1	39.99	39.99
Temporary Tag Fee	1	5.00	5.00
Safety Package	1	14.99	14.99

Tiny Moore

Subtotal	\$17,419.94
Sales Tax (8.25%)	\$0.00
Total	\$17,419.94

Regular Session Agenda Item: 20

Meeting Date: February 27, 2023

ITEM DESCRIPTION:

Discuss and consider approving a Resolution of the City of Seagoville, Texas, authorizing the purchase of a Caterpillar 303.5 Mini-Ex in an amount not to exceed Sixty Three Thousand Eight Hundred Fifty Four Dollars and Zero Cents \$63,854.00, from Holt Cat; authorizing the City Manager to execute any and all documents and disburse the funds for said purchase; and providing an effective date.

BACKGROUND OF ISSUE:

The Public Works Department is requesting council's approval to purchase a Caterpillar 303.5 mini-ex in an amount not to sixty three thousand eight hundred fifty four dollars and zero cents \$63,854.00. This purchase will replace our current 2008 model caterpillar 301 mini-ex, thus minimizing maintenance and rental cost.

FINANCIAL IMPACT:

The requested purchase will come from the Water/Sewer vehicle replacement fund.

RECOMMENDATION:

The Public Works Department recommends that Council approve this purchase

EXHIBITS:

Resolution
Quote

THE CITY OF SEAGOVILLE, TEXAS

RESOLUTION NO.

A RESOLUTION OF THE CITY OF SEAGOVILLE, TEXAS, AUTHORIZING THE PURCHASE OF A CATERPILLAR 303.5 MINI-EX IN AN AMOUNT NOT TO EXCEED SIXTY THREE THOUSAND EIGHT HUNDRED FIFTY FOUR DOLLARS AND ZERO CENTS (\$63,854.00) FROM HOLT CAT; AUTHORIZING THE CITY MANAGER TO EXECUTE ANY AND ALL NECESSARY DOCUMENTS AND DISBURSE THE FUNDS FOR SAID PURCHASE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, City Administration has determined there is a need to purchase a Caterpillar 303.5 mini-ex; and

WHEREAS, pricing has been obtained from Holt Cat through Sourcewell in compliance with local and state procurement requirements; and

WHEREAS, the City Council authorizes the purchase of a Caterpillar 303.5 mini-ex in an amount not to exceed sixty three thousand eight hundred fifty four dollars and zero cents (\$63,854.00) and further authorizes the City Manager execute all documents necessary and to disburse the funds for said purchase.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEAGOVILLE, TEXAS:

Section 1. The City Council hereby authorizes the purchase of a Caterpillar 303.5 mini-ex in an amount not to exceed sixty three thousand eight hundred fifty four dollars and zero cents (\$63,854.00); and, further authorizes the City Manager execute all documents necessary and to disburse the funds for said purchase.

Section 2. This resolution shall take effect immediately from and after its passage and it is accordingly so resolved.

PASSED AND ADOPTED by the City Council for the City of Seagoville at a meeting on the 27th day of February, 2023.

APPROVED:

Dennis K. Childress, Mayor

ATTEST:

Kandi Jackson, City Secretary

APPROVED AS TO FORM:

Victoria W. Thomas, City Attorney



DATE: Feb 21, 2023
 QUOTE #:313611-02

CITY OF SEAGOVILLE
 Cory Myers / Chris Ryan
 702 N HIGHWAY 175
 SEAGOVILLE, TEXAS 75159-1774

Pemberton, Brent
 817.219.6187

**One (1) New Caterpillar Inc Model: 303.5 CR Mini-EX
 OPEN CAB w/ ANGLE BLADE**

SALE PRICE	\$63,854
Quote Through Sourcewell Contract 032119 – Member 179087	

WARRANTY

Standard Warranty: 24 Month/2000 Hour Total Machine Limited Warranty
 Extended Warranty: 60 MO/3000 HR POWERTRAIN + HYDRAULICS

MACHINE SPECIFICATIONS

DESCRIPTION	REF.#
303.5 07A CR MHE CFG14B	616-3222
303.5 07A CR HYD EXCAVATOR	558-1751
FILM, PRODUCT LINK, ANSI	541-4787
2 WAY CONTROL	542-1495
FILM, INC. CANADA	542-1504
HYDRAULIC OIL, STD	546-1520
SOFTWARE, PROPORTIONAL CONTROL	557-1709
SOFTWARE, STICK STEER CONTROL	557-1710
SOFTWARE, CODED START	557-1713
ALARM, TRAVEL	558-1744
BOOM, STANDARD	558-1754
LINKAGE, BUCKET, W/LIFTING EYE	571-9088
DRAIN, ECOLOGY	573-4364
ENGINE, EPA TIER 4F	576-2961
ACCUMULATOR	588-2227
STICK, LONG, W/ THUMB BRACKET	571-9661
LINES, BOOM W/O BLCV	558-1760
LINES, STICK W/O SLCV	558-1763
UNDERCARRIAGE, FIXED, ANGLE BLD	571-9665
BLADE, ANGLE, BOCE	568-5199
TRACK, 12", RUBBER	566-2914
CONTROL, 1ST AUX, JOYSTICK	575-4420
LINES, BUCKET, LONG STICK	575-2776
TRAVEL LEVERS AND PEDALS	568-5200
BOOM LIGHT, LED	542-8886
CANOPY, ROPS OPEN CAB	563-6658
FILM, CANOPY	594-5727
FILM, ROPS, ISO, CANOPY	602-3576
SEAT, SUSPENSION, VINYL	519-9266
SEAT BELT, 3" RETRACTABLE	599-7202

DESCRIPTION	REF.#
MONITOR NEXT GEN, NO CAMERA	580-7179
FLOORMAT, CANOPY, W/TRAVEL	594-7895
PRODUCT LINK, CELLULAR PL243	573-9677
CAT KEY, WITH PASS CODE OPTION	525-4465
CWT EXTRA, 550LBS	592-1442
SERIALIZED TECHNICAL MEDIA KIT	421-8926
LINES, 1ST AUX, LONG STICK	575-7225
LIGHTS, LED, FRONT&REAR	521-9512
464-9904 BUCKET-HD, 24", 4.2 FT3, 3T	
444-7494 COUPLER, PG, MAN.D.LOCK, 3-4T	

STANDARD EQUIPMENT

POWERTRAIN

Cat C1.7 NA engine
(U.S. EPA Tier 4 Final/
JAPAN MLIT Tier 3)
Automatic engine idle

Automatic engine shutdown
Automatic two speed travel
Fuel water separator

UNDERCARRIAGE

Track, 300 mm (11.8")
Dozer blade(BOCE) with float

Tie downs on track frame

HYDRAULICS

Variable displacement piston pump
Smart tech electronic pump
Load sensing/flow sharing hydraulics
Automatic swing brake

Hydraulic lockout - all controls
One and two way auxiliary flow
Continuous auxiliary flow
Bio oil capable

ELECTRICAL

12 volt electrical system
Software (machine and monitor)
65 ampere alternator
650CCA maintenance free battery

Battery disconnect
Signaling/warning horn
12 volt power socket

OPERATOR ENVIRONMENT

Product link PLE243 (regulations apply)
Cab sound pressure 94dB(A) ISO 6395
Coat hook
Next generation color LCD monitor (IP66)
-Fuel level and coolant temperature gauges
-Maintenance and machine monitoring
-Performance and machine adjustments
-Numeric security code
-Multiple languages
-Hour meter with wake up switch
Cup Holder

Utility space for mobile phone
ROPS - ISO 12117-2:2008
TOPS - ISO 12117:1997
Top guard ISO 10262: 1998 Level I
Adjustable wrist rests
Non suspension vinyl seat
Retractable high visibility seat belt
Removable washable floormat
Tilt operator station
Storage pocket
Skylight
Mounting bosses for front guard

OTHER STANDARD EQUIPMENT

Control Pattern Changer
Caterpillar corporate "one key" system
Door locks on cab door and external enclosure doors
Lockable fuel cap

Beacon socket
Joystick travel and steering mode
Travel cruise control
Boom light

INSTRUCTIONS

REGIONAL STANDARD EQUIPMENT INCLUDES:

United States and Canada
-Accumulator, certified
-Retractable high visibility seat belt 75mm (3")
-Ecology drain - engine
-Auxiliary hydraulic lines
-Auxiliary line quick disconnects

South America
-Accumulator, certified
-Retractable high visibility seat belt 75mm (3")
-Ecology drain - engine
-Auxiliary hydraulic lines
-Auxiliary line quick disconnects

Regular Session Agenda Item: 21

Meeting Date: February 27, 2023

ITEM DESCRIPTION:

Receive Councilmember Reports/ Items of Community Interest

BACKGROUND OF ISSUE:

Section 551.0415 of the Texas Government Code authorizes a quorum of the governing body of a municipality or county to receive reports about items of community interest during a meeting without having given notice of the subject of the report if no action is taken. Section 551.0415 defines an “item of community interest” to include:

- (1) expressions of thanks, congratulations, or condolence;
- (2) information regarding holiday schedules;
- (3) an honorary or salutory recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in status of a person’s public office or public employment is not an honorary or salutory recognition for purposes of this subdivision;
- (4) a reminder about an upcoming event organized or sponsored by the governing body;
- (5) information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the political subdivision; and
- (6) announcements involving an imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

EXHIBITS:

N/A

Regular Session Agenda Item: 22

Meeting Date: February 27, 2023

ITEM DESCRIPTION:

Future Agenda Items

BACKGROUND OF ISSUE:

Council provides direction to staff regarding future agenda items. These items will not be discussed and no action will be taken at this meeting.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

EXHIBITS:

N/A